

Greece Local Waterfront Revitalization Program

ERIE CANAL AREA

Projects

- 1 Extension of Lexington Avenue
- 2 Small Scale Boat Launches
- 3 Wetland Concept
- 4 Canal Ponds Basin & Pier
- 5 Junction Lock Historic Site
- 6 Greece Port Promenade, Pedestrian Bridges & Visitor Center
- 7 Community Boating Center
- 8 Natural Center
- 9 Trail Network & Trailheads



NORTH

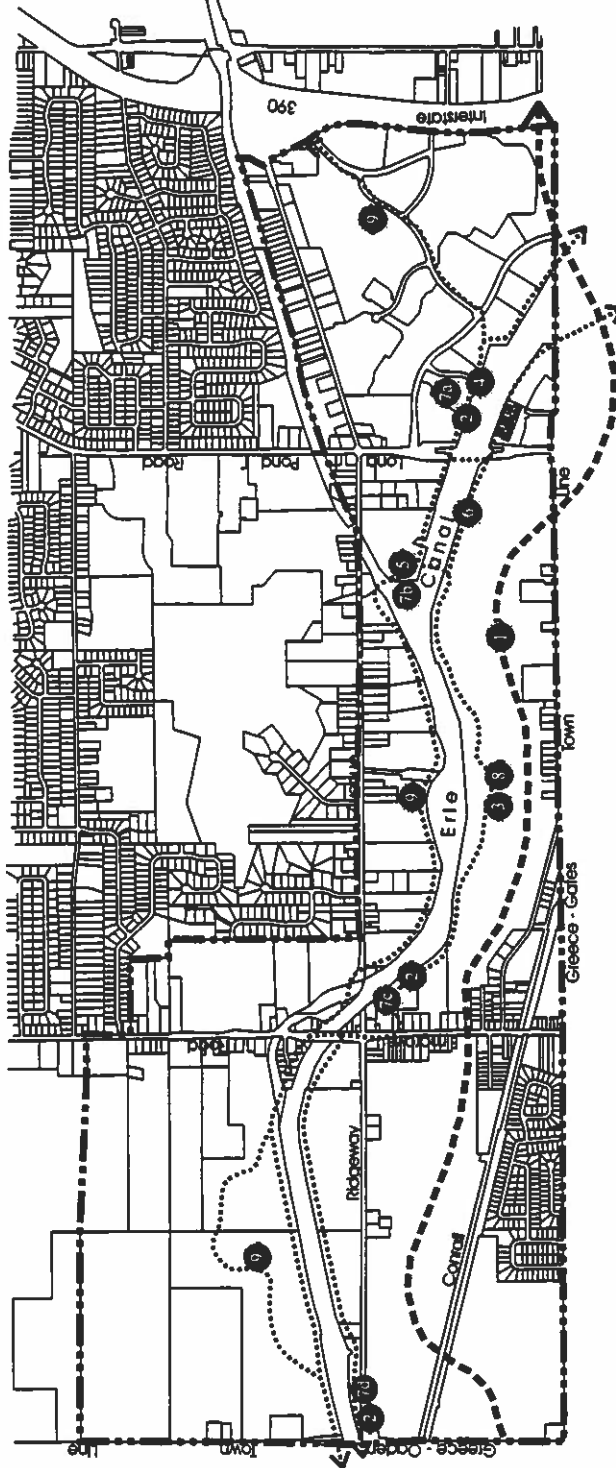
Figure:

Project

Recommendations

Greece Local Waterfront Revitalization Plan
Town of Greece, New York

Prepared by: THE CAVENTISH PARTNERSHIP TEAM



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Local

Implementation of the
Program

- ▶ *Implementation Tools & Funding Opportunities*
- ▶ *Lead Responsibilities & Funding Matrix*
- ▶ *Zoning Ordinances*

1. Implementation Tools and Funding Opportunities

A number of implementation strategies or tools are available to the Town of Greece in order to take action on the projects identified in this LWRP. State and Federal grant programs exist which are geared to provide funding for projects that increase access to waterways, improve recreational opportunities, stimulate economic development, or preserve and/or interpret natural and historical features. A second tool involves the establishment of public/private partnerships to finance projects that benefit both sectors. Local funding strategies, including funding through the Town's operating or capital budget, and volunteer programs round out the opportunities at the local level.

1.01 State & Federal Grant Programs

Community Development Block Grant Program (CDBG)

The Town of Greece is an "entitlement community" under the CDBG program. This program entitles the Town to receive an annual Community Development grant from the U.S. Department of Housing and Development. CDBG funds can be used for a wide variety of activities, including: public facilities (i.e., streets, drainage, utilities, off-street parking, etc.); improvements to private properties (housing, business and industrial uses, etc.); and, to provide financial incentives (i.e., low cost loans) to stimulate the investment of private funds for economic development. CDBG monies can be used for land acquisition and design services as well as for capital projects. The federal legislation authorizing the CDBG program requires that the majority of the people benefitting from the use of program funds must have low or moderate incomes. The advantage of the CDBG program is that the Town does not have to compete for these funds. The Town Board can direct the use of these funds to meet locally established priorities.

Environmental Protection Fund (EPF)

The EPF is a State program that offers matching grant funds for waterfront planning and development projects, for recreation improvements and for historic preservation projects. EPF funds are administered by both the Department of State and the Office of Parks, Recreation and Historic Preservation. Funds can be used for planning and design services, for land acquisition and for the construction of project improvements. The two agencies that distribute EPF funding generally issue separate Requests for Proposals (RFP's). The EPF criteria for recreation projects favor proposals that would provide additional water-based recreational opportunities or access to water based sites. Historic preservation projects are limited to improvements to buildings and sites listed on either the State or National Register of Historic Places.

New York State Canal Corporation

The New York State Canal Corporation administers a grant program designed to improve public access to and use of the Erie Canal. Grants under this program are relatively small (generally between \$30,000 and \$60,000) and require a 50 percent local match. Requests for Proposals (RFP's) are generally issued at least once a year.

Legislative Grant Program

The New York State Legislature can make grant awards for important projects through the Legislature's annual budgeting process. There are no set program guidelines for a Legislative grant, except that the request should serve an important community need. Requests for legislative grants are made directly by the Town to its State Senator and/or Assemblyman. The State Legislators would champion the Town's request for approval by the Legislature. Legislative grants are awarded one time a year and are made in conjunction with the adoption of the State Budget.

1996 Clean Water/Clean Air Bond Act

The Bond Act passed by State voters in November of 1996 provides a variety of opportunities for communities to obtain grants for clean water/clean air projects. One specific component of the Bond Act that would apply to the Town's waterfront areas enables the State of New York to provide grants to a municipality for a park or heritage area project that: 1) develops, enhances or expands public access to a water body; 2) promotes water based recreation; 3) enhances the natural cultural or historic aspects of the water body; or, 4) preserves historically significant projects or sites. The New York State Office of Parks, Recreation and Historic Preservation administers this component of the Bond Act.

A second component of the 1996 Bond Act provides resources for the Department of Environmental Conservation and the Office of Parks, Recreation and Historic Preservation to purchase land or conservation easements for parcels that develop, expand or enhance water quality protection or public access to water bodies.

Section 108 Loan Guarantee Program

The U.S. Department of Housing and Urban Development administers the Section 108 Loan Guarantee Program under regulations that govern the Community Development Block Grant Program. This program may best be used to stimulate private investment for job creation projects by making loan funds available at favorable interest rates. The Town would apply to HUD for a Section 108 loan which, in turn, would be loaned to a private developer. The private developer would utilize 108 monies together with private funds to build the facility. Once operational, the developer would repay the 108 loan with interest to the Town. The Town would use these revenues to meet its obligations to HUD. HUD would likely require the Town to pledge future CDBG entitlement monies as a guarantee on its obligation to HUD if the developer were to default on its loan to the Town.

Transportation Equity Act (TEA-21)

The Federal ISTEA program, which includes grant opportunities, was recently re-authorized by Congress and re-named the Transportation Equity Act (TEA-21). The program provides a source of monies for a variety of transportation-related improvements, including the construction of trails that would improve public access to and use of the Erie Canal and Lake Ontario shoreline. In addition, the National Recreation Trails Fund Act, which was created and financed with ISTEA monies, provides 50/50 matching grant funds for trail improvements.

1.02 Local Funding and Public/Private Partnerships

Greece Capital Budget

The Town of Greece prepares an annual capital improvements budget which schedules necessary Town expenditures for projects during the coming year. High priority projects related to recreational development, infrastructure and economic development can be wholly or partially funded through the capital program. The Town's Parks and Recreation Fund could serve as a source of local capital funds.

Greece Operating Budget

The Town of Greece also prepares an annual operating budget which schedules necessary Town expenditures for various staff, planning and "soft" expenses during the year. High priority projects related to staffing, planning studies, feasibility studies, safety, maintenance and public works projects can be wholly or partially funded through the Town's operating budget.

Other Capital Budgets

Other agencies, besides the Town, also prepare annual capital budgets for major construction and infrastructure projects. The Monroe County Department of Parks, the Monroe County Department of Transportation, the NYS Canal Corporation and the NYS Department of Transportation are examples of outside agencies that may be able to schedule lakeshore or canal related improvements in the Town of Greece.

Other Operating Budgets

Other agencies, besides the Town, also prepare annual operating budgets for maintenance, safety and planning projects. The Monroe County Sheriff's Department, the Monroe County Department of Parks, the NYS Canal Corporation, the NYS Police and the NYS Department of State are examples of outside agencies that may be able to schedule lakeshore or canal related services or improvements in the Town of Greece.

Volunteer/Municipal In-Kind

The Town of Greece, other public works or service oriented agencies and volunteers can offer indirect or direct assistance to complete waterfront related projects. Staff and employees in a variety of public agencies can offer vast manpower resources. Local businesses can offer manpower and materials for waterfront projects. This funding category is only limited by one's imagination.

Public/Private Partnerships

Public/private partnerships are an important implementation tool would enable the Town to share the cost of important projects with the private sector which will likely benefit from the public investment of funds. Under such arrangements, the Town and the private developer can capitalize on each other's resources and assets to undertake a project which would not be possible with public or private funds alone.

For example, public funds, labor and equipment may be utilized to provide basic infrastructure for a potential development area. The construction of infrastructure such as roadways, utilities, or parking, could serve as a catalyst for new business development. Private interests would occupy the land and construct the necessary facilities to attract people to the area for commercial or recreational purposes. In this way the Town can strategically use public funds to stimulate economic development.

Many of the State and Federal grant programs encourage the use of public/private partnerships as a way to stretch public dollars and stimulate private investment. The existence of public/private partnerships are often included among the selection criteria or rating scale for grant programs. The use of public/private partnerships, therefore, also increases the likelihood that grant monies will be awarded from outside sources.

2. Lead Responsibilities and Funding Matrix

Chapter 5 of the LWRP identifies a number of potential projects to enhance the Lake Ontario and Erie Canal waterfront areas which could be implemented by the Town, by the private sector or through public/private partnerships. Implementation of these projects primarily hinges upon the public or private entity obtaining the necessary funding. The grant programs described above have specific eligibility requirements and priority rating schedules that would assist the Town in determining which funding source is most appropriate for a proposed project. The potential for success in receiving funding for a particular project is generally enhanced if the project is listed in an approved LWRP and/or other officially adopted public planning document, as such documentation establishes the local commitment to the project.

The following matrix lists the projects recommended in the Town of Greece Local Waterfront Revitalization Program and identifies potential grant programs and funding mechanisms for implementation.

Town of Greece LWRP Project List and Funding Matrix

	CDBG	EPF (OPRHP and LWRP)	NYS Canal Corp. Grant Prog.	Legislative Grant Program	1996 Bond Act	Section 108 Loan Guarantees	TEA-21	Greece Capital Budget	Greece Operating Budget	Other Capital Budgets	Other Operating Budgets	Volunteer/Municipal In-Kind	Public/Private Partnerships	Project Horizon Short, Medium, Long Term
Leadership														
Organizational Framework												X		S
Land Use														
Master Plan Update									X					S
Zoning Ordinance Revisions									X					S
Braddock Bay Fish & Wildlife Manage. Plan Update									X		X			M
Northrup Creek Relocation Feasibility Study									X					M/L
Water Surface Use & Harbor Management														
Harbor Management Plan		X							X					S
Docking Ordinance									X					S/M
Dredging Plan									X					S/M
Navigation Aids				X						X				S/M
Braddock Bay Shoreline Protective Feature				X						X				M/L
Preservation & Conservation														
Open Space Plan									X					M/L
Scenic Resource Design Standards									X					M/L
Braddock Bay Natural Heritage Area & Environ. Ctr.									X					M/L
Erie Canal South Natural Area								X					X	L
Public Access, Recreation & Education														
Lake Ontario Multi-Use Trail System/Trail Heads		X					X							S/M
Lake Ontario Fishing Access Points		X												S/M
Lake Ontario Marinas and Boat Launches		X											X	M/L
Long Pond Access Center		X						X						S
Roses Marsh Access Center		X						X						L
Beatty Point Nature Observatory		X						X						S/M
Seaway Trail/Braddock Ponds Gateway Centers		X						X		X				M/L
Erie Canal Multi-Use Trail System/Trail Heads		X	X				X							S/M
Erie Canal Fishing Access Points		X												S/M
Henpeck Park Canal Access Center		X	X					X						S
Erie Canal Marinas and Boat Launches		X	X										X	M/L
Greece Port Promenade & Pedestrian Bridges		X	X										X	M/L
Erie Canal Community Boathouse			X					X						M/L
Greece Canal Park										X				M/L
Erie Canal Visitors Center			X					X						M/L
Junction Lock Historic Site & Canal Interpretation			X					X						S/M
Circulation, Mobility & Transportation														
Edgemere Drive Streetscape Improvements				X										L
Access to Lake Ontario Business/Industrial Lands						X							X	L
Lexington Avenue Extension										X				L
Erie Canal Scenic Byway & Alternates			X							X				L
Economic Development														
KPV/KPY Acquisition								X					X	S

Key:

- Eligible
- Most Feasible Funding Source(s)
- Ineligible or Unlikely Candidate
- Depends on Low/Mod Benefit

Project Horizon :

- Short = 1-3 Years
- Medium = 1-5 Years
- Long Term = 1-10 Years

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3. Zoning Regulations

In addition to implementing specific projects, the Town can effectively utilize zoning controls to influence the type of development which occurs in its waterfront areas. Zoning regulations, including use restrictions, lot size, setbacks, and coverage requirements, and design or architectural standards, allow the Town to establish an overall tone for an area as well as to provide an appropriate setting for the projects it would like to see implemented.

The Town's Zoning Ordinance is found in Chapter 211 of the Greece Town Code. The Ordinance includes 16 zoning districts, including:

- Single Family Residential (4 districts),
- Cluster Open Space,
- Multiple Family Residential (2 districts),
- Central Health Care,
- Residential/Professional Office,
- Professional Office,
- Restricted Business,
- General Business,
- Mixed Use,
- Light Industrial,
- General Industrial, and,
- Public Land.

In order to implement the recommendations contained in this LWRP, four new waterfront-related districts are proposed. The creation of these districts will require the Town Board to amend the existing Zoning Ordinance and Map. The four waterfront-related districts, one of which is an overlay district, and the waterfront area in which they are proposed, are described below:

Greece Port Development District (Erie Canal):

To encourage a desirable mix of recreational, business, and residential uses which complement each other and take advantage of the unique location and characteristics of the Erie Canal.

Erie Canal Overlay District (Erie Canal):

To enhance the visual and historic resources along the Erie Canal and to protect sensitive ecological areas.

Business Waterfront District (Erie Canal, Lake Ontario):

To allow a mix of commercial and industrial uses which can take advantage of the proximity to waterfront locations and to provide for public access, recreational opportunities, and tourist services in these locations.

Lake Ontario Cluster District (Lake Ontario):

To encourage the preservation of open space and the protection of sensitive environmental resources and wildlife habitat in remaining developable areas along the Lake Ontario shoreline.

Each of these districts and their proposed locations are described further in the following sections. The proposed regulations for the new districts, which would be added to the existing Zoning Ordinance, are included as an attachment to the LWRP.

3.01 Greece Port Development District (GPDD)

The development of a Greece "port" is an important recommendation of the LWRP. As previously described, the objective is to encourage the development of a recognizable destination or "hub of activity" along the Canal in the Town of Greece. This area would include a mix of commercial, residential, and recreational uses which would attract residents and visitors to the area to stroll, shop, rent a boat, or patronize a restaurant or a variety of shops.

Permitted uses would include retail, residential, restaurants, lodging/hotel (including bed and breakfasts), office, commercial, institutional and associated parking. In addition, recreational uses, such as boat docking and launching facilities, restrooms and showers, visitor information center, trailheads, parks, picnic areas, open space, and the like, would be permitted.

The location of the Greece Port Development District, as shown on Figure #, would be along Long Pond Road north and south of the Canal. Most of the district would lie to the west of Long Pond Road. The majority of this area is currently zoned as General Industrial and Restricted Business, with smaller portions included in Professional Business, General Business and Residential districts.

As the Town's goal is to create an exciting, active port, which is both visually appealing and attractive to visitors, the proposed zoning regulations give the Planning Board additional oversight with regard to building scale, design standards, and architectural features. Through the use of architectural standards, for example, the Town can promote a "Canal motif" for the building facades which face the waterfront. In addition, the regulations provide flexible dimensional requirements, including lot sizes and setbacks, which would be determined during site plan review.

The merits of creating a Greece Port Development District, rather than using the Town's existing Mixed Use District, was analyzed during the LWRP process. The WDD provides for a number of critical waterfront-related features, which are not addressed by the Mixed Use District, including: the flexible design standards and Planning Board oversight discussed above; recreational and marine-related facilities; safeguards for shoreline features, views, and environmentally sensitive areas; public access to the Canal and associated trail systems; and, retention of natural vegetative buffers. The creation and implementation of the Waterfront Development District would improve the Town's opportunities to meet the development goals established for this area.

3.02 Canal Overlay District

The Town is committed to protecting a scenic corridor along the Erie Canal in accordance with regional and State Canal plans and goals. In order to achieve these goals, the LWRP recommends that the Town of Greece establish a Canal Overlay District. The purpose of the Canal Overlay District would be to provide a consistent level of protection of the visual, environmental and historic resources along the length of the Canal.

The Canal Overlay District would be located along the entire length of the Canal in Greece with the exception of the area included in the Waterfront Development District. The boundaries of the Overlay District, which are tied to property boundaries or roads, are shown on Figure #. North of the Canal, the district boundary generally follows Ridgeway Avenue west of Long Pond, and is tied to parcel boundaries

west of Elmgrove Road. South of the Canal the boundary generally follows the Greece-Gates town line and Ridgeway Avenue (west of Elmgrove Road). East of Long Pond Road, the southernmost portion of Canal Ponds would be included, as well as the Canal frontage north of the Greece-Gates town line.

The existing zoning districts which would be included as underlying districts within the Overlay District include General Industrial, Restricted Business, Professional Business, Residential, and Public Land. The underlying districts would remain in place and the existing use regulations would not be changed. The Overlay District would primarily be concerned with the maintenance of vegetation, building setbacks, erosion control, land-use compatibility, signage, and protection of sensitive historic and environmental resources.

The purpose of the Canal Overlay District would be to encourage the maintenance of a green, undeveloped corridor along most of the Town's Canal waterfront. The Waterfront Development District along Long Pond Road has been excluded from the Canal Overlay District as it is envisioned to be a more lively, urbanized area with buildings and promenades immediately fronting upon the Canal.

3.03 Business Waterfront District

The Business Waterfront District has been proposed to meet the Town's needs for additional commercial and industrial development in proximity to waterfront areas. Some of the Town's most important industrially zoned areas are located along the Erie Canal and the Lake Ontario shoreline. In order to meet the Town's economic development needs and to provide for future growth, opportunities for industrial and commercial development must be maintained. However, the Town also recognizes the important recreational, public access and open space resources that exist along the waterfront and does not want to jeopardize the attractiveness or visitor-friendly nature of these areas with uncontrolled or unsightly industrial and commercial uses.

As a result, the LWRP recommends that the Town of Greece establish an Business Waterfront District to allow a mix of commercial and industrial uses which can take advantage of the proximity to waterfront locations and also to provide for public access, recreational opportunities, and tourist services in these locations.

The Town's largest remaining concentration of industrially zoned land is located south of the Canal and west of Long Pond Road. Eastman Kodak Company, which currently owns these parcels, is looking to divest of them. The Office/Industrial Waterfront District would be applied to the properties which are currently zoned General Industrial. Such a designation would maintain the use of this land for industrial or commercial purposes, while also providing increased access to the Canal. Adjacent properties currently included in residential or business zoning districts would not be included in the Office/Industrial Waterfront District.

The Town's goal for the lakeshore area is to rejuvenate existing industrial and commercial properties located north of the Lake Ontario State Parkway and east of Round Pond. A Business Waterfront District would be created in this area to include lands currently zoned as General Industrial as well as several adjacent parcels which are currently included in existing business districts. The implementation of this recommendation would establish a smoother and more functional boundary for commercial/industrial uses in this area.

The Business Waterfront District along the lakeshore has been conceived to enable the Town to enhance local economic development opportunities and to capitalize on increased visitor traffic associated with the planned Fast Ferry service between Toronto, Ontario, and Rochester, NY (Charlotte area). Given the location adjacent to the City line and the ease of access along the Lake Ontario State Parkway, the Town is well-positioned to take advantage of new business development opportunities associated with Fast Ferry service.

As described above, the Business Waterfront Districts along the Erie Canal and Lake Ontario shoreline would primarily replace existing General Industrial districts as well as small Restricted Business districts. Uses currently permitted in the General Industrial and General Business districts would be allowed in the new district with the exception of potentially hazardous uses. Hotels, restaurants, vehicle rental, and shipping operations would be allowed with a special use permit. Provisions have been developed to ensure public access to waterfront areas and trails, to protect views, and to allow for passive recreational uses, as appropriate, including hiking/biking trails, green space, picnic areas, shared parking, etc.

3.04 Lake Ontario Cluster District

One of the Town's greatest waterfront assets is the large extent of public land associated with the wetlands and ponds along the Lake Ontario shoreline. The Braddock Bay Fish and Wildlife Management Area, including approximately 2,500 acres, is jointly administered by the Town of Greece and the NYS Department of Environmental Conservation (DEC). The Braddock Bay Fish and Wildlife Management Plan, created in 1982, assures that the valuable wetlands are effectively protected, while also providing for the careful development of facilities which will enhance public recreational and educational opportunities. Most of the Town's waterfront area is included within the Braddock Bay Fish and Wildlife Management Area, and is used for passive recreation purposes such as bird-watching, hiking and picnicking.

It is the Town's intention to maintain a relatively low density on as much of the remaining developable land as possible outside the Braddock Bay Fish and Wildlife Management Area. This would primarily affect several large, undeveloped parcels west of Braddock Bay and the Lake Ontario Parkway. The remainder of the Town's waterfront is already developed with small, distinct residential communities, including Grandview Heights, Braddocks Heights, and Braddock Point.

The LWRP recommends the establishment of the Lake Ontario Cluster District, a modified version of the Town's existing Cluster Open Space (COS) district, in order to achieve these goals. The Town's existing Cluster Open Space (COS) district is currently a floating district and not assigned to any specific area of the Town. The Lake Ontario Cluster District would not be a floating district, but would be assigned to the large, developable parcels in the extreme northwestern corner of Town, primarily west of Braddock Bay (see Figure #). These parcels are currently zoned Single Family Residential SF1 and require a minimum lot size of 18,000 square feet (between 1/3 and 1/2 acre).

The purpose of the Lake Ontario Cluster District is to protect the sensitive ecological areas within the district, as well as within the nearby Braddock Bay Fish and Wildlife Management Area, from the adverse impacts of development. This district includes provisions to require the clustering of units, minimum setbacks from waterways and sensitive areas, and erosion and sedimentation control measures. The regulations have been conceived to preserve open space and wildlife habitat, protect views, decrease the length of services (roads, utilities), and maintain of a relatively low density of development in the area.

The Lake Ontario Cluster District requires that a minimum of 50 percent of the developable property on the site be set-aside for open space or as forever wild. The regulations require that this land, or a conservation/preservation easement on the land, be conveyed to the Town, the State (i.e. the New York State Office of Parks and Recreation or the Department of Environmental Conservation) or a private preservation oriented group, such as a land trust. If the land is to be conveyed to a public agency, a conservation/preservation easement must be placed on the land prior to conveyance to ensure that the public agency does not eventually use the land for purposes other than for open space or preservation.

The Lake Ontario Cluster District is not designed to reduce the number of units that would currently be allowed under the existing zoning. The regulations do, however, require the calculation of a maximum density, based on the "carrying capacity" of the land. The provisions also establish minimum thresholds (i.e. the number of units or the number of acres to be developed), that would "trigger" mandatory clustering of development. As a result, a property owner is still entitled to develop a single residence or several residences without the need to cluster.

All the permitted and special permit uses currently allowed within the SF1 district are permitted in the Lake Ontario Cluster District, with the exception of golf courses. This use has been removed from the list of special permit uses in order to protect waterways and wetlands from excessive pesticides and fertilizers.

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State & Federal Actions and Programs Likely to Affect Implementation

Introduction

State and federal actions will affect and be affected by implementation of the LWRP. Under State law and the U.S. Coastal Zone Management Act, certain State and federal actions within or affecting the local waterfront area must be "consistent" or "consistent to the maximum extent practicable" with the enforceable policies and purposes of the LWRP. This consistency requirement makes the LWRP a unique, intergovernmental mechanism for setting policy and making decisions and helps to prevent detrimental actions from occurring and future options from being needlessly foreclosed. At the same time, the active participation of State and federal agencies is also likely to be necessary to implement specific provisions of the LWRP.

The first part of this section identifies the actions and programs of State and federal agencies which should be undertaken in a manner consistent with the LWRP. This is a generic list of actions and programs, as identified by the NYS Department of State; therefore, some of the actions and programs listed may not be relevant to this LWRP. Pursuant to the State Waterfront Revitalization of Coastal Areas and Inland Waterways Act (Executive Law, Article 42), the Secretary of State individually and separately notifies affected State agencies of those agency actions and programs which are to be undertaken in a manner consistent with approved LWRPs. Similarly, federal agency actions and programs subject to consistency requirements are identified in the manner prescribed by the U.S. Coastal Zone Management Act and its implementing regulations. The lists of State and federal actions and programs included herein are informational only and do not represent or substitute for the required identification and notification procedures. The current official lists of actions subject to State and federal consistency requirements may be obtained from the NYS Department of State.

The second part of this section is a more focused and descriptive list of State and federal agency actions which are necessary to further implementation of the LWRP. It is recognized that a State or federal agency's ability to undertake such actions is subject to a variety of factors and considerations; that the consistency provisions referred to above, may not apply; and that the consistency requirements cannot be used to require a State or federal agency to undertake an action it could not undertake pursuant to other provisions of law. Reference should be made to Section V and Section VI, which also discuss State and federal assistance needed to implement the LWRP.

A. State and Federal Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP

1. STATE AGENCIES

OFFICE FOR THE AGING

- 1.00 Funding and/or approval programs for the establishment of new or expanded facilities providing various services for the elderly.

DEPARTMENT OF AGRICULTURE AND MARKETS

- 1.00 Agricultural Districts Program
- 2.00 Rural Development Program
- 3.00 Farm Worker Services Programs.
- 4.00 Permit and approval programs:
 - 4.01 Custom Slaughters/Processor Permit
 - 4.02 Processing Plant License
 - 4.03 Refrigerated Warehouse and/or Locker Plant License

ALBANY PORT DISTRICT COMMISSION (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

DIVISION OF ALCOHOLIC BEVERAGE CONTROL/STATE LIQUOR AUTHORITY

- 1.00 Permit and Approval Programs:
 - 1.01 Ball Park - Stadium License
 - 1.02 Bottle Club License
 - 1.03 Bottling Permits
 - 1.04 Brewer's Licenses and Permits
 - 1.05 Brewer's Retail Beer License
 - 1.06 Catering Establishment Liquor License
 - 1.07 Cider Producer's and Wholesaler's Licenses
 - 1.08 Club Beer, Liquor, and Wine Licenses
 - 1.09 Distiller's Licenses
 - 1.10 Drug Store, Eating Place, and Grocery Store Beer Licenses
 - 1.11 Farm Winery and Winery Licenses
 - 1.12 Hotel Beer, Wine, and Liquor Licenses
 - 1.13 Industrial Alcohol Manufacturer's Permits
 - 1.14 Liquor Store License
 - 1.15 On-Premises Liquor Licenses
 - 1.16 Plenary Permit (Miscellaneous-Annual)
 - 1.17 Summer Beer and Liquor Licenses

- 1.18 Tavern/Restaurant and Restaurant Wine Licenses
- 1.19 Vessel Beer and Liquor Licenses
- 1.20 Warehouse Permit
- 1.21 Wine Store License
- 1.22 Winter Beer and Liquor Licenses
- 1.23 Wholesale Beer, Wine, and Liquor Licenses

DIVISION OF ALCOHOLISM AND SUBSTANCE ABUSE SERVICES

- 1.00 Facilities, construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certificate of approval (Substance Abuse Services Program)
- 3.00 Permit and approval:
 - 3.01 Letter Approval for Certificate of Need
 - 3.02 Operating Certificate (Alcoholism Facility)
 - 3.03 Operating Certificate (Community Residence)
 - 3.04 Operating Certificate (Outpatient Facility)
 - 3.05 Operating Certificate (Sobering-Up Station)

COUNCIL ON THE ARTS

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Architecture and environmental arts program.

DEPARTMENT OF BANKING

- 1.00 Permit and approval programs:
 - 1.01 Authorization Certificate (Bank Branch)
 - 1.02 Authorization Certificate (Bank Change of Location)
 - 1.03 Authorization Certificate (Bank Charter)
 - 1.04 Authorization Certificate (Credit Union Change of Location)
 - 1.05 Authorization Certificate (Credit Union Charter)
 - 1.06 Authorization Certificate (Credit Union Station)
 - 1.07 Authorization Certificate (Foreign Banking Corporation Change of Location)
 - 1.08 Authorization Certificate (Foreign Banking Corporation Public Accommodations Office)
 - 1.09 Authorization Certificate (Investment Company Branch)
 - 1.10 Authorization Certificate (Investment Company Change of Location)
 - 1.11 Authorization Certificate (Investment Company Charter)
 - 1.12 Authorization Certificate (Licensed Lender Change of Location)
 - 1.13 Authorization Certificate (Mutual Trust Company Charter)
 - 1.14 Authorization Certificate (Private Banker Charter)
 - 1.15 Authorization Certificate (Public Accommodation Office - Banks)
 - 1.16 Authorization Certificate (Safe Deposit Company Branch)
 - 1.17 Authorization Certificate (Safe Deposit Company Change of Location)

- 1.18 Authorization Certificate (Safe Deposit Company Charter)
- 1.19 Authorization Certificate (Savings Bank Charter)
- 1.20 Authorization Certificate (Savings Bank De Novo Branch Office)
- 1.21 Authorization Certificate (Savings Bank Public Accommodations Office)
- 1.22 Authorization Certificate (Savings and Loan Association Branch)
- 1.23 Authorization Certificate (Savings and Loan Association Change of Location)
- 1.24 Authorization Certificate (Savings and Loan Association Charter)
- 1.25 Authorization Certificate (Subsidiary Trust Company Charter)
- 1.26 Authorization Certificate (Trust Company Branch)
- 1.27 Authorization Certificate (Trust Company-Change of Location)
- 1.28 Authorization Certificate (Trust Company Charter)
- 1.29 Authorization Certificate (Trust Company Public Accommodations Office)
- 1.30 Authorization to Establish a Life Insurance Agency
- 1.31 License as a Licensed Lender
- 1.32 License for a Foreign Banking Corporation Branch

NEW YORK STATE BRIDGE AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

BUFFALO AND FORT ERIE PUBLIC BRIDGE AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

CAPITAL DISTRICT TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

CENTRAL NEW YORK REGIONAL TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

DEPARTMENT OF CORRECTIONAL SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Financing of higher education and health care facilities.
- 2.00 Planning and design services assistance program.

DEPARTMENT OF ECONOMIC DEVELOPMENT

- 1.00 Preparation or revision of statewide or specific plans to address State economic development needs.
- 2.00 Allocation of the state tax-free bonding reserve.

EDUCATION DEPARTMENT

- 1.00 Facilities construction, rehabilitation, expansion, demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Certification of Incorporation (Regents Charter)
 - 2.02 Private Business School Registration
 - 2.03 Private School License
 - 2.04 Registered Manufacturer of Drugs and/or Devices
 - 2.05 Registered Pharmacy Certificate
 - 2.06 Registered Wholesale of Drugs and/or Devices
 - 2.07 Registered Wholesaler-Repacker of Drugs and/or Devices
 - 2.08 Storekeeper's Certificate

EMPIRE STATE DEVELOPMENT CORPORATION and its subsidiaries and affiliates

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Corporation.

- 2.00 Planning, development, financing, construction, major renovation or expansion of commercial, industrial, and civic facilities and the provision of technical assistance or financing for such activities, including, but not limited to, actions under its discretionary economic development programs such as the following:
 - (a) Tax-Exempt Financing Program
 - (b) Lease Collateral Program
 - (c) Lease Financial Program
 - (d) Targeted Investment Program
 - (e) Industrial Buildings Recycling Program
- 3.00 Administration of special projects.
- 4.00 Administration of State-funded capital grant programs.

ENERGY PLANNING BOARD AND ENERGY OFFICE

- 1.00 Preparation and revision of the State Energy Master Plan.

NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY

- 1.00 Issuance of revenue bonds to finance pollution abatement modifications in power-generation facilities and various energy projects.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Department.
- 2.00 Classification of Waters Program; classification of land areas under the Clean Air Act.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 4.00 Financial assistance/grant programs:
 - 4.01 Capital projects for limiting air pollution
 - 4.02 Cleanup of toxic waste dumps
 - 4.03 Flood control, beach erosion and other water resource projects
 - 4.04 Operating aid to municipal wastewater treatment facilities
 - 4.05 Resource recovery and solid waste management capital projects
 - 4.06 Wastewater treatment facilities
- 5.00 Funding assistance for issuance of permits and other regulatory activities (New York City only).

- 6.00 Implementation of the Environmental Quality Bond Act of 1972, including:
- (a) Water Quality Improvement Projects
 - (b) Land Preservation and Improvement Projects including Wetland Preservation and Restoration Projects, Unique Area Preservation Projects, Metropolitan Parks Projects, Open Space Preservation Projects and Waterways Projects.
- 7.00 Marine Finfish and Shellfish Programs.
- 8.00 New York Harbor Drift Removal Project.
- 9.00 Permit and approval programs:

Air Resources

- 9.01 Certificate of Approval for Air Pollution Episode Action Plan
- 9.02 Certificate of Compliance for Tax Relief - Air Pollution Control Facility
- 9.03 Certificate to Operate: Stationary Combustion Installation; Incinerator; Process, Exhaust or Ventilation System
- 9.04 Permit for Burial of Radioactive Material
- 9.05 Permit for Discharge of Radioactive Material to Sanitary Sewer
- 9.06 Permit for Restricted Burning
- 9.07 Permit to Construct: a Stationary Combustion Installation; Incinerator; Indirect Source of Air Contamination; Process, Exhaust or Ventilation System

Construction Management

- 9.08 Approval of Plans and Specifications for Wastewater Treatment Facilities

Fish and Wildlife

- 9.09 Certificate to Possess and Sell Hatchery Trout in New York State
- 9.10 Commercial Inland Fisheries Licenses
- 9.11 Fishing Preserve License
- 9.12 Fur Breeder's License
- 9.13 Game Dealer's License
- 9.14 Licenses to Breed Domestic Game Animals
- 9.15 License to Possess and Sell Live Game
- 9.16 Permit to Import, Transport and/or Export under Section 184.1 (11-0511)
- 9.17 Permit to Raise and Sell Trout
- 9.18 Private Bass Hatchery Permit
- 9.19 Shooting Preserve Licenses
- 9.20 Taxidermy License

- 9.21 Permit - Article 15, (Protection of Water) - Dredge or Deposit Material in a Waterway
- 9.22 Permit - Article 15, (Protection of Water) - Stream Bed or Bank Disturbances
- 9.23 Permit - Article 24, (Freshwater Wetlands)

Hazardous Substances

- 9.24 Permit to Use Chemicals for the Control or Elimination of Aquatic Insects
- 9.25 Permit to Use Chemicals for the Control or Elimination of Aquatic Vegetation
- 9.26 Permit to Use Chemicals for the Control or Extermination of Undesirable Fish

Lands and Forest

- 9.27 Certificate of Environmental Safety (Liquid Natural Gas and Liquid Petroleum Gas)
- 9.28 Floating Object Permit
- 9.29 Marine Regatta Permit
- 9.30 Navigation Aid Permit

Marine Resources

- 9.31 Digger's Permit (Shellfish)
- 9.32 License of Menhaden Fishing Vessel
- 9.33 License for Non-Resident Food Fishing Vessel
- 9.34 Non-Resident Lobster Permit
- 9.35 Marine Hatchery and/or Off-Bottom Culture Shellfish Permits
- 9.36 Permits to Take Blue-Claw Crabs
- 9.37 Permit to Use Pond or Trap Net
- 9.38 Resident Commercial Lobster Permit
- 9.39 Shellfish Bed Permit
- 9.40 Shellfish Shipper's Permits
- 9.41 Special Permit to Take Surf Clams from Waters other than the Atlantic Ocean
- 9.42 Permit - Article 25, (Tidal Wetlands)

Mineral Resources

- 9.43 Mining Permit
- 9.44 Permit to Plug and Abandon (a non-commercial, oil, gas or solution mining well)
- 9.45 Underground Storage Permit (Gas)
- 9.46 Well Drilling Permit (Oil, Gas, and Solution Salt Mining)

Solid Wastes

- 9.47 Permit to Construct and/or Operate a Solid Waste Management Facility
- 9.48 Septic Tank Cleaner and Industrial Waste Collector Permit

Water Resources

- 9.49 Approval of Plans for Wastewater Disposal Systems
 - 9.50 Certificate of Approval of Realty Subdivision Plans
 - 9.51 Certificate of Compliance (Industrial Wastewater Treatment Facility)
 - 9.52 Letters of Certification for Major Onshore Petroleum Facility Oil Spill Prevention and Control Plan
 - 9.53 Permit - Article 36, (Construction in Flood Hazard Areas)
 - 9.54 Permit for State Agency Activities for Development in Coastal Erosion Hazards Areas
 - 9.55 State Pollutant Discharge Elimination System (SPDES) Permit
 - 9.56 Approval -Drainage Improvement District
 - 9.57 Approval - Water (Diversion for) Power
 - 9.58 Approval of Well System and Permit to Operate
 - 9.59 Permit - Article 15, (Protection of Water) - Dam
 - 9.60 Permit - Article 15, Title 15 (Water Supply)
 - 9.61 River Improvement District Approvals
 - 9.62 River Regulatory District Approvals
 - 9.63 Well Drilling Certificate of Registration
 - 9.64 401 Water Quality Certification
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- 10.00 Preparation and revision of Air Pollution State Implementation Plan.
 - 11.00 Preparation and revision of Continuous Executive Program Plan.
 - 12.00 Preparation and revision of Statewide Environmental Plan.
 - 13.00 Protection of Natural and Man-made Beauty Program.
 - 14.00 Urban Fisheries Program.
 - 15.00 Urban Forestry Program.
 - 16.00 Urban Wildlife Program.

ENVIRONMENTAL FACILITIES CORPORATION

- 1.00 Financing program for pollution control facilities for industrial firms and small businesses.

FACILITIES DEVELOPMENT CORPORATION

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

OFFICE OF GENERAL SERVICES

- 1.00 Administration of the Public Lands Law for acquisition and disposition of lands, grants of land and grants of easement of land under water, issuance of licenses for removal of materials from lands under water, and oil and gas leases for exploration and development.
- 2.00 Administration of Article 4-B, Public Buildings Law, in regard to the protection and management of State historic and cultural properties and State uses of buildings of historic, architectural or cultural significance.
- 3.00 Facilities construction, rehabilitation, expansion, or demolition.

GREENWAY HERITAGE CONSERVANCY FOR THE HUDSON RIVER VALLEY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of lands under the jurisdiction of the Conservancy.
- 2.00 Financial assistance/grant programs
- 3.00 Model Greenway Program
- 4.00 Greenway Trail Activities

DEPARTMENT OF HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Approval of Completed Works for Public Water Supply Improvements
 - 2.02 Approval of Plans for Public Water Supply Improvements.
 - 2.03 Certificate of Need (Health Related Facility - except Hospitals)
 - 2.04 Certificate of Need (Hospitals)
 - 2.05 Operating Certificate (Diagnostic and Treatment Center)
 - 2.06 Operating Certificate (Health Related Facility)
 - 2.07 Operating Certificate (Hospice)
 - 2.08 Operating Certificate (Hospital)
 - 2.09 Operating Certificate (Nursing Home)
 - 2.10 Permit to Operate a Children's Overnight or Day Camp
 - 2.11 Permit to Operate a Migrant Labor Camp
 - 2.12 Permit to Operate as a Retail Frozen Dessert Manufacturer
 - 2.13 Permit to Operate a Service Food Establishment
 - 2.14 Permit to Operate a Temporary Residence/Mass Gathering
 - 2.15 Permit to Operate or Maintain a Swimming Pool or Public Bathing Beach

- 2.16 Permit to Operate Sanitary Facilities for Realty Subdivisions
- 2.17 Shared Health Facility Registration Certificate

DIVISION OF HOUSING AND COMMUNITY RENEWAL AND ITS SUBSIDIARIES AND AFFILIATES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition.
- 2.00 Financial assistance/grant programs:
 - 2.01 Federal Housing Assistance Payments Programs (Section 8 Programs)
 - 2.02 Housing Development Fund Programs
 - 2.03 Neighborhood Preservation Companies Program
 - 2.04 Public Housing Programs
 - 2.05 Rural Initiatives Grant Program
 - 2.06 Rural Preservation Companies Program
 - 2.07 Rural Rental Assistance Program
 - 2.08 Special Needs Demonstration Projects
 - 2.09 Urban Initiatives Grant Program
 - 2.10 Urban Renewal Programs
- 3.00 Preparation and implementation of plans to address housing and community renewal needs.

HOUSING FINANCE AGENCY

- 1.00 Funding programs for the construction, rehabilitation, or expansion of facilities.
- 2.00 Affordable Housing Corporation

HUDSON RIVER VALLEY GREENWAY COMMUNITIES COUNCIL (regional agency)

- 1.00 Greenway Planning and Review
- 2.00 Greenway Compact Activities
- 3.00 Financial Assistance/Grants Program
- 4.00 Greenway Trail Activities

INTERSTATE SANITATION COMMISSION (regional agency)

- 1.00 Adoption and enforcement of air and water pollution standards within the Interstate Sanitation District.

JOB DEVELOPMENT AUTHORITY

- 1.00 Financing assistance programs for commercial and industrial facilities.

MEDICAL CARE FACILITIES FINANCING AGENCY

- 1.00 Financing of medical care facilities.

OFFICE OF MENTAL HEALTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Operating Certificate (Community Residence)
 - 2.02 Operating Certificate (Family Care Homes)
 - 2.03 Operating Certificate (Inpatient Facility)
 - 2.04 Operating Certificate (Outpatient Facility)

OFFICE OF MENTAL RETARDATION AND DEVELOPMENT DISABILITIES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Permit and approval programs:
 - 2.01 Establishment and Construction Prior Approval
 - 2.02 Operating Certificate Community Residence
 - 2.03 Outpatient Facility Operating Certificate

METROPOLITAN TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Increases in special fares for transportation services to public water-related recreation resources.

DIVISION OF MILITARY AND NAVAL AFFAIRS

- 1.00 Preparation and implementation of the State Disaster Preparedness Plan.

NATURAL HERITAGE TRUST

- 1.00 Funding program for natural heritage institutions.

NEW YORK CITY TRANSIT AUTHORITY (regional agency)

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Increases in special fares for transportation services to public water-related recreation resources.

NIAGARA FALLS BRIDGE COMMISSION (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

NIAGARA FRONTIER TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

OGDENSBURG BRIDGE AND PORT AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (including Regional State Park Commission)

- 1.00 Acquisition, disposition, lease, grant of easement or other activities related to the management of land under the jurisdiction of the Office.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Funding program for recreational boating, safety and enforcement.
- 4.00 Funding program for State and local historic preservation projects.
- 5.00 Land and Water Conservation Fund programs.
- 6.00 Nomination of properties to the Federal and/or State Register of Historic Places.

- 7.00 Permit and approval programs:
 - 7.01 Floating Objects Permit
 - 7.02 Marine Regatta Permit
 - 7.03 Navigation Aide Permit
 - 7.04 Posting of Signs Outside State Parks
- 8.00 Preparation and revision of the Statewide Comprehensive Outdoor Recreation Plan and the Statewide Comprehensive Historic Preservation Plan and other plans for public access, recreation, historic preservation or related purposes.
- 9.00 Recreation services program.
- 10.00 Urban Cultural Parks Program.

PORT AUTHORITY OF NEW YORK AND NEW JERSEY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Waterfront development project activities.

PORT OF OSWEGO AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

POWER AUTHORITY OF THE STATE OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

ROCHESTER-GENESEE REGIONAL TRANSPORTATION AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 3.00 Increases in special fares for transportation services to public water-related recreation resources.

NEW YORK STATE SCIENCE AND TECHNOLOGY FOUNDATION

- 1.00 Corporation for Innovation Development Program.
- 2.00 Center for Advanced Technology Program.

DEPARTMENT OF SOCIAL SERVICES

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.
- 2.00 Homeless Housing and Assistance Program.
- 3.00 Permit and approval programs:
 - 3.01 Certificate of Incorporation (Adult Residential Care Facilities)
 - 3.02 Operating Certificate (Children's Services)
 - 3.03 Operating Certificate (Enriched Housing Program)
 - 3.04 Operating Certificate (Home for Adults)
 - 3.05 Operating Certificate (Proprietary Home)
 - 3.06 Operating Certificate (Public Home)
 - 3.07 Operating Certificate (Special Care Home)
 - 3.08 Permit to Operate a Day Care Center

DEPARTMENT OF STATE

- 1.00 Appalachian Regional Development Program.
- 2.00 Coastal Management Program.
- 3.00 Community Services Block Grant Program.
- 4.00 Permit and approval programs:
 - 4.01 Billiard Room License
 - 4.02 Cemetery Operator
 - 4.03 Uniform Fire Prevention and Building Code

STATE UNIVERSITY CONSTRUCTION FUND

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

STATE UNIVERSITY OF NEW YORK

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the University.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition or the funding of such activities.

THOUSAND ISLANDS BRIDGE AUTHORITY (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Authority.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.

THRUWAY AUTHORITY /CANAL CORPORATION/CANAL RECREATIONWAY COMMISSION (regional agency)

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land and other resources under the jurisdiction of the Thruway Authority, Canal Corporation, and Canal Recreationway Commission.
- 2.00 Facilities construction, rehabilitation, expansion, or demolition.
- 3.00 Permit and approval programs:
 - 3.01 Advertising Device Permit
 - 3.02 Approval to Transport Radioactive Waste
 - 3.03 Occupancy Permit
 - 3.04 Permits for use of Canal System lands and waters.
- 4.00 Statewide Canal Recreationway Plan

DEPARTMENT OF TRANSPORTATION

- 1.00 Acquisition, disposition, lease, grant of easement and other activities related to the management of land under the jurisdiction of the Department.
- 2.00 Construction, rehabilitation, expansion, or demolition of facilities, including but not limited to:
 - (a) Highways and parkways
 - (b) Bridges on the State highways system
 - (c) Highway and parkway maintenance facilities
 - (d) Rail facilities

3.00 Financial assistance/grant programs:

- 3.01 Funding programs for construction/reconstruction and reconditioning/preservation of municipal streets and highways (excluding routine maintenance and minor rehabilitation)
- 3.02 Funding programs for development of the ports of Albany, Buffalo, Oswego, Ogdensburg and New York
- 3.03 Funding programs for rehabilitation and replacement of municipal bridges
- 3.04 Subsidies program for marginal branchlines abandoned by Conrail
- 3.05 Subsidies program for passenger rail service

4.00 Permits and approval programs:

- 4.01 Approval of applications for airport improvements (construction projects)
- 4.02 Approval of municipal applications for Section 18 Rural and Small Urban Transit Assistance Grants (construction projects)
- 4.03 Approval of municipal or regional transportation authority applications for funds for design, construction and rehabilitation of omnibus maintenance and storage facilities
- 4.04 Approval of municipal or regional transportation authority applications for funds for design and construction of rapid transit facilities
- 4.05 Certificate of Convenience and Necessity to Operate a Railroad
- 4.06 Highway Work Permits
- 4.07 License to Operate Major Petroleum Facilities
- 4.08 Outdoor Advertising Permit (for off-premises advertising signs adjacent to interstate and primary highway)
- 4.09 Real Property Division Permit for Use of State-Owned Property

5.00 Preparation or revision of the Statewide Master Plan for Transportation and sub-area or special plans and studies related to the transportation needs of the State.

6.00 Water Operation and Maintenance Program--Activities related to the containment of petroleum spills and development of an emergency oil-spill control network.

DIVISION OF YOUTH

- 1.00 Facilities construction, rehabilitation, expansion, or demolition or the funding or approval of such activities.

2. FEDERAL AGENCIES

DIRECT FEDERAL ACTIVITIES AND DEVELOPMENT PROJECTS

DEPARTMENT OF COMMERCE

National Marine Fisheries Services

- 1.00 Fisheries Management Plans

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1.00 Proposed authorizations for dredging, channel improvements, break-waters, other navigational works, or erosion control structures, beach replenishment, dams or flood control works, ice management practices and activities, and other projects with potential to impact coastal lands and waters.
- 2.00 Land acquisition for spoil disposal or other purposes.
- 3.00 Selection of open water disposal sites.

Army, Navy and Air Force

- 4.00 Location, design, and acquisition of new or expanded defense installations (active or reserve status, including associated housing, transportation or other facilities).
- 5.00 Plans, procedures and facilities for landing or storage use zones.
- 6.00 Establishment of impact, compatibility or restricted use zones.

DEPARTMENT OF ENERGY

- 1.00 Prohibition orders.

GENERAL SERVICES ADMINISTRATION

- 1.00 Acquisition, location and design of proposed Federal Government property or buildings, whether leased or owned by the Federal Government.
- 2.00 Disposition of Federal surplus lands and structures.

DEPARTMENT OF INTERIOR

Fish and Wildlife Service

- 1.00 Management of National Wildlife refuges and proposed acquisitions.

Mineral Management Service

- 1.00 OCS lease sale activities including tract selection, lease sale stipulations, etc.

National Park Service

- 1.00 National Park and Seashore management and proposed acquisitions.

DEPARTMENT OF TRANSPORTATION

Amtrak, Conrail

- 1.00 Expansions, curtailments, new construction, upgrading or abandonments or railroad facilities or services, in or affecting the State's coastal area.

Coast Guard

- 2.00 Location and design, construction or enlargement of Coast Guard stations, bases, and lighthouses.
- 3.00 Location, placement or removal of navigation devices which are not part of the routine operations under the Aids to Navigation Program (ATON).
- 4.00 Expansion, abandonment, designation or anchorages, lightening areas or shipping lanes and ice management practices and activities.

Federal Aviation Administration

- 5.00 Location and design, construction, maintenance, and demolition of Federal aids to air navigation.

Federal Highway Administration

- 6.00 Highway construction.

St. Lawrence Seaway Development Corporation

- 7.00 Acquisition, location, design, improvement and construction of new and existing facilities for the operation of the Seaway, including traffic safety, traffic control and length of navigation season.

FEDERAL LICENSES AND PERMITS

DEPARTMENT OF DEFENSE

Army Corps of Engineers

- 1.00 Construction of dams, dikes or ditches across navigable waters, or obstruction or alteration of navigable waters required under Sections 9 and 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 401, 403).
- 2.00 Establishment of harbor lines pursuant to Section 11 of the Rivers and Harbors Act of 1899 (33 U.S.C. 404, 405).
- 3.00 Occupation of seawall, bulkhead, jetty, dike, levee, wharf, pier, or other work built by the U.S. pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. 408).
- 4.00 Approval of plans for improvements made at private expense under USACE supervision pursuant to the Rivers and Harbors Act of 1902 (33 U.S.C. 565).
- 5.00 Disposal of dredged spoils into the waters of the U.S., pursuant to the Clean Water Act, Section 404, (33 U.S.C. 1344).
- 6.00 All actions for which permits are required pursuant to Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).
- 7.00 Construction of artificial islands and fixed structures in Long Island Sound pursuant to Section 4(f) of the River and Harbors Act of 1912 (33 U.S.C.).

DEPARTMENT OF ENERGY

Economic Regulatory Commission

- 1.00 Regulation of gas pipelines, and licensing of import or export of natural gas pursuant to the Natural Gas Act (15 U.S.C. 717) and the Energy Reorganization Act of 1974.
- 2.00 Exemptions from prohibition orders.

Federal Energy Regulatory Commission

- 3.00 Licenses for non-Federal hydroelectric projects and primary transmission lines under Sections 3(11), 4(e) and 15 of the Federal Power Act (16 U.S.C. 796(11), 797(11) and 808).
- 4.00 Orders for interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act (15 U.S.C. 824a(b)).
- 5.00 Certificates for the construction and operation of interstate natural gas pipeline facilities, including both pipelines and terminal facilities under Section 7(c) of the Natural Gas Act (15 U.S.C. 717f(c)).
- 6.00 Permission and approval for the abandonment of natural gas pipeline facilities under Section 7(b) of the Natural Gas Act (15 U.S.C. 717f(b)).

ENVIRONMENTAL PROTECTION AGENCY

- 1.00 NPDES permits and other permits for Federal installations, discharges in contiguous zones and ocean waters, sludge runoff and aquaculture permits pursuant to Section 401, 402, 403, 405, and 318 of the Federal Water Pollution Control Act of 1972 (33 U.S.C. 1341, 1342, 1343, and 1328).
- 2.00 Permits pursuant to the Resources Recovery and Conservation Act of 1976.
- 3.00 Permits pursuant to the underground injection control program under Section 1424 of the Safe Water Drinking Water Act (42 U.S.C. 300h-c).
- 4.00 Permits pursuant to the Clean Air Act of 1976 (42 U.S.C. 1857).

DEPARTMENT OF INTERIOR

Fish and Wildlife Services

- 1.00 Endangered species permits pursuant to the Endangered Species Act (16 U.S.C. 153(a)).

Mineral Management Service

- 1.00 Permits to drill, rights of use and easements for construction and maintenance of pipelines, gathering and flow lines and associated structures pursuant to 43 U.S.C. 1334, exploration and development plans, and any other permits or authorizations granted for activities described in detail in OCS exploration, development, and production plans.
- 2.00 Permits required for pipelines crossing federal lands, including OCS lands, and associated activities pursuant to the OCS Lands Act (43 U.S.C. 1334) and 43 U.S.C. 931 (c) and 20 U.S.C. 185.

INTERSTATE COMMERCE COMMISSION

- 1.00 Authority to abandon railway lines (to the extent that the abandonment involves removal of trackage and disposition of right-of-way); authority to construct railroads; authority to construct coal slurry pipelines.

NUCLEAR REGULATORY COMMISSION

- 1.00 Licensing and certification of the siting, construction and operation of nuclear power plans pursuant to Atomic Energy Act of 1954, Title II of the Energy Reorganization Act of 1974 and the National Environmental Policy Act of 1969.

DEPARTMENT OF TRANSPORTATION

Coast Guard

- 1.00 Construction or modification of bridges, causeways or pipelines over navigable waters pursuant to 49 U.S.C. 1455.
- 2.00 Permits for Deepwater Ports pursuant to the Deepwater Ports Act of 1974 (33 U.S.C. 1501).

Federal Aviation Administration

- 3.00 Permits and licenses for construction, operation or alteration of airports.

FEDERAL ASSISTANCE*

DEPARTMENT OF AGRICULTURE

- 10.068 Rural Clean Water Program
- 10.409 Irrigation, Drainage, and Other Soil and Water Conservation Loans
- 10.410 Low to Moderate Income Housing Loans
- 10.411 Rural Housing Site Loans
- 10.413 Recreation Facility Loans
- 10.414 Resource Conservation and Development Loans
- 10.415 Rural Renting Housing Loans
- 10.416 Soil and Water Loans
- 10.418 Water and Waste Disposal Systems for Rural Communities
- 10.422 Business and Industrial Loans
- 10.424 Industrial Development Grants
- 10.426 Area Development Assistance Planning Grants
- 10.429 Above Moderate Income Housing Loans
- 10.430 Energy Impacted Area Development Assistance Program
- 10.901 Resource Conservation and Development

- 10.902 Soil and Water Conservation
- 10.904 Watershed Protection and Flood Prevention
- 10.906 River Basin Surveys and Investigations

DEPARTMENT OF COMMERCE

- 11.300 Economic Development - Grants and Loans for Public Works and Development Facilities
- 11.301 Economic Development - Business Development Assistance
- 11.302 Economic Development - Support for Planning Organizations
- 11.304 Economic Development - State and Local Economic Development Planning
- 11.305 Economic Development - State and Local Economic Development Planning
- 11.307 Special Economic Development and Adjustment Assistance Program - Long Term Economic Deterioration
- 11.308 Grants to States for Supplemental and Basic Funding of Titles I, II, III, IV, and V Activities
- 11.405 Anadromous and Great Lakes Fisheries Conservation
- 11.407 Commercial Fisheries Research and Development
- 11.417 Sea Grant Support
- 11.427 Fisheries Development and Utilization - Research and Demonstration Grants and Cooperative Agreements Program
- 11.501 Development and Promotion of Ports and Intermodal Transportation
- 11.509 Development and Promotion of Domestic Waterborne Transport Systems

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- 14.112 Mortgage Insurance - Construction or Substantial Rehabilitation of Condominium Projects
- 14.115 Mortgage Insurance - Development of Sales Type Cooperative Projects
- 14.117 Mortgage Insurance - Homes
- 14.124 Mortgage Insurance - Investor Sponsored Cooperative Housing
- 14.125 Mortgage Insurance - Land Development and New Communities
- 14.126 Mortgage Insurance - Management Type Cooperative Projects
- 14.127 Mortgage Insurance - Mobile Home Parks
- 14.218 Community Development Block Grants/Entitlement Grants
- 14.219 Community Development Block Grants/Small Cities Program
- 14.221 Urban Development Action Grants
- 14.223 Indian Community Development Block Grant Program

DEPARTMENT OF INTERIOR

- 15.400 Outdoor Recreation - Acquisition, Development and Planning
- 15.402 Outdoor Recreation - Technical Assistance
- 15.403 Disposal of Federal Surplus Real Property for Parks, Recreation, and Historic Monuments
- 15.411 Historic Preservation Grants-in-Aid
- 15.417 Urban Park and Recreation Recovery Program
- 15.600 Anadromous Fish Conservation
- 15.605 Fish Restoration
- 15.611 Wildlife Restoration

- 15.613 Marine Mammal Grant Program
- 15.802 Minerals Discovery Loan Program
- 15.950 National Water Research and Development Program
- 15.951 Water Resources Research and Technology - Assistance to State Institutes
- 15.952 Water Research and Technology - Matching Funds to State Institutes

DEPARTMENT OF TRANSPORTATION

- 20.102 Airport Development Aid Program
- 20.103 Airport Planning Grant Program
- 20.205 Highway Research, Planning, and Construction
- 20.309 Railroad Rehabilitation and Improvement - Guarantee of Obligations
- 20.310 Railroad Rehabilitation and Improvement - Redeemable Preference Shares
- 20.506 Urban Mass Transportation Demonstration Grants
- 20.509 Public Transportation for Rural and Small Urban Areas

GENERAL SERVICES ADMINISTRATION

- 39.002 Disposal of Federal Surplus Real Property

COMMUNITY SERVICES ADMINISTRATION

- 49.002 Community Action
- 49.011 Community Economic Development
- 49.013 State Economic Opportunity Offices
- 49.017 Rural Development Loan Fund
- 49.018 Housing and Community Development (Rural Housing)

SMALL BUSINESS ADMINISTRATION

- 59.012 Small Business Loans
- 59.013 State and Local Development Company Loans
- 59.024 Water Pollution Control Loans
- 59.025 Air Pollution Control Loans
- 59.031 Small Business Pollution Control Financing Guarantee

ENVIRONMENTAL PROTECTION AGENCY

- 66.001 Air Pollution Control Program Grants
- 66.418 Construction Grants for Wastewater Treatment Works
- 66.426 Water Pollution Control - State and Areawide Water Quality Management Planning Agency
- 66.451 Solid and Hazardous Waste Management Program Support Grants

- 66.452 Solid Waste Management Demonstration Grants
66.600 Environmental Protection Consolidated Grants Program Support
Comprehensive Environmental Response, Compensation and Liability (Super Fund)

* Numbers refer to the Catalog of Federal Domestic Assistance Programs, 1980 and its two subsequent updates.

B. STATE AND FEDERAL ACTIONS AND PROGRAMS NECESSARY TO FURTHER THE LWRP.

STATE AGENCIES

DEPARTMENT OF ECONOMIC DEVELOPMENT

1. Any action or provision of funds for the development or promotion of tourism related activities or development.
2. Any action involving the Seaway Trail.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

1. Planning, development, construction, major renovation, or expansion of facilities in waterfront, including recreational improvement projects.
2. Review of wetlands permitting and mitigation projects.
3. Any action involving the Braddocks Bay Wildlife Management Area.

JOB DEVELOPMENT AUTHORITY

1. Provision of low interest mortgage loans to local non-profit development corporations to finance commercial and industrial facilities.

OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

1. Planning, development, construction, major renovation or expansion of recreational facilities or the provision of funding for such facilities.
2. Provision of funding for State and local activities from the Land and Water Conservation Fund.
3. Planning, development, implementation or the provision of funding for recreation services programs.
4. Provision of funding for State and local historic preservation activities.

DEPARTMENT OF STATE

1. Provision of funding for the implementation of an approved LWRP.
2. Provision of funding under the Community Services Block Grant program.

COUNCIL ON THE ARTS

1. Assistance from the Architecture and Environmental Arts program for a harborfront plan.

OFFICE OF GENERAL SERVICES

1. Granting of leases for public lands (lands under water).

DEPARTMENT OF TRANSPORTATION

1. Assistance for street repairs through the Consolidated Highway Improvements Program.

FEDERAL AGENCIES

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of the Assistant Secretary for Community Planning and Development

1. Funding under the Community Development Block Grant Program for improvements in the waterfront.

DEPARTMENT OF DEFENSE

Corps of Engineers, Buffalo District

1. Review of any proposed action within a National Register District pursuant to NEPA.
2. Planning, development, construction, major renovation, or expansion of facilities in waterfront areas.

DEPARTMENT OF THE INTERIOR

National Park Service

1. Provision of funding under the Land and Water Conservation Fund Program.

DEPARTMENT OF THE TREASURY

1. Continuation of Incentives for Qualified Building Rehabilitation.
2. Provision of appropriate tax-exempt status for non-profit agencies active in the coastal area.

ECONOMIC DEVELOPMENT ADMINISTRATION

1. Assistance under the Public Works and Economic Development Act for street improvements.

DEPARTMENT OF TRANSPORTATION

United States Coast Guard

1. Maintenance/rehabilitation of facilities.

8

Consultation with Other Affected Federal, State, Regional and Local Agencies

The Town of Greece convened three working committees to actively participate in the preparation of the Town of Greece Local Waterfront Revitalization Program. An Advisory Committee was formed to provide overall direction for the study and two Focus Groups were formed to provide technical review and assistance in their respective planning areas (the Erie Canal Focus Group and the Lake Ontario Focus Group).

Federal, State, regional and local agencies were invited to participate on the working committees. The Advisory Committee included participation from local officials as well as the New York State Department of State (NYS DOS), the Monroe County Legislature and the Monroe County Department of Planning & Development.

The Lake Ontario Focus Group included participation from the New York State Department of Environmental Conservation (NYS DEC), the New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP), the Braddock Bay Fish and Wildlife Management Area Council and the US Army Corps of Engineers.

The Erie Canal Focus Group included participation from the New York State Department of Environmental Conservation and the New York State Canal Corporation.

In addition to the working committees, a mailing list was prepared to include all of the agencies participating on the committees. Two update newsletters were prepared and distributed to the mailing list. Two sets of public meetings were advertised in regional newspapers inviting the public and interested agencies to participate. The second public meeting presented draft recommendations of the Local Waterfront Revitalization Program.

9

Local Commitment & Consultation with Agencies

The Town of Greece is committed to adopting this Local Waterfront Revitalization Program (LWRP) as an official policy document and as an addendum to the Town's Master Plan. The Policies included in the LWRP will become adopted town policies. Several land use recommendations are included in the LWRP. Model implementing regulations are included as an attachment. The Town of Greece intends to adopt regulations in support of the LWRP as local ordinances, in a manner similar or equal to the attached models. The Town is also committed to implementing project recommendations of the Plan through direct funding or by identifying funding partnerships.

Development of the LWRP was undertaken under the direction of the Town of Greece Supervisor and the Town of Greece Town Board. The study was managed by the Town's planning staff.

Three working committees were appointed to actively participate in the preparation of the LWRP. An Advisory Committee was formed to provide overall direction for the study and two Focus Groups were formed to provide technical review and assistance in their respective planning areas (the Erie Canal Focus Group and the Lake Ontario Focus Group).

Town board members, staff, and local residents participated on the working committees. Over 15 meetings were held involving approximately 16 local representatives.

In addition to the working committees, a mailing list was prepared to include all of the local participants on the committees and all residents living within the study area. Two update newsletters were prepared and distributed to the mailing list. Two sets of public meetings were advertised in regional newspapers inviting the public and interested agencies to participate. The second public meeting presented draft recommendations of the Local Waterfront Revitalization Program.

Attachments

Draft Generic Environmental Impact Statement
Model Ordinances

Draft Generic Environmental Impact Statement

- ▶ *Summary*
- ▶ *Background*
- ▶ *Description of Proposed Action*
- ▶ *Environmental Setting*
- ▶ *Significant Environmental Impacts*
- ▶ *Adverse Environmental Impacts that Cannot be Avoided if the Project is Implemented*
- ▶ *Irreversible and Irretrievable Commitments of Resources*
- ▶ *Growth Inducing Aspects*
- ▶ *Effects on the Use and Conservation of Energy*
- ▶ *Mitigation Measures to Minimize environmental Impact*
- ▶ *Alternatives*

Location: Town of Greece, Monroe County, New York

Lead Agency: Town Board, Town of Greece

Address: Town of Greece
1 Vince Tofany Drive
Rochester, New York 14616

Contact Person: Ron Sassone, A.I.C.P., Town of Greece

Telephone Number: (716) 723-2343

Principal Preparer: Don Naetzker, Principal
The Cavendish Partnership
80 St. Paul Street
Rochester, New York 14604

Telephone Number: (716) 454-2080

Date of Acceptance: July 20, 1999

Comments Due: September 24, 1999

Summary

The proposed action involves the adoption of a Draft Local Waterfront Revitalization Program (LWRP) by the Town Board of the Town of Greece. The Town of Greece Draft LWRP is a comprehensive plan for the use and protection of the coastal and inland waterways areas of the Town. Integrated within the LWRP is the Town of Greece Harbor Management Plan. The Draft LWRP should be considered with the Draft Generic Environmental Impact Statement (DGEIS) and consulted for detailed information on the proposed action and environmental characteristics.

This Draft Generic Environmental Impact Statement (DGEIS) has been prepared by the Town of Greece to explain the environmental decision making the Town has used in reaching a decision to adopt the Town of Greece Draft LWRP. The Town has determined that the adoption of the Draft LWRP may have a significant effect on the environment and has prepared this DGEIS to describe the proposed action, identify potential negative environmental impacts, identify methods for minimizing or eliminating those impacts, and exploring alternatives to the proposed action. Since this is a “Generic” Environmental Impact Statement it addresses a broad program of land and water use policies, plans and projects. Its purpose is to provide an analysis of the general implications of the total program. Additional project or site specific analysis may have to occur in the future to address specific project impacts.

The Town’s Draft LWRP sets forth policies and project proposals to provide guidance and techniques for the Town to protect, enhance and restore its coastal and inland waterways resources. The Draft LWRP includes specific projects and proposed laws, developed as part of the total plan, to protect important natural and scenic resources, and open space, to expand public access to the waterfront and other recreational opportunities, to preserve important historic and cultural resources, and the further development actions in a way that is consistent with the stated goals and policies of the Draft LWRP.

The anticipated impacts resulting from the implementation of the Draft LWRP should result in positive changes for the coastal area, the inland waterway area, and the Town as a whole. Emphasis is placed throughout the Draft LWRP on developing water enhanced and dependent uses, on providing improved public access and recreation opportunities, enhancing deteriorated areas, and protecting scenic, cultural and environmental resources. Alternatives to this approach that have been considered include a no action alternative, the adoption of a less restrictive Draft LWRP, or the adoption of a more restrictive Draft LWRP.

The specific action being evaluated for its environmental impact by the Town Board of the Town of Greece includes the adoption of the Draft LWRP and the adoption of the proposed local laws outlined in the Draft LWRP. These include:

- ✓ Creation of a new Greece Port Development District
- ✓ Creation of a new Erie Canal Overlay District
- ✓ Creation of a new Business Waterfront District
- ✓ Creation of a new Lake Ontario Cluster District.

Background

The New York State Coastal Management Program, administered by the Department of State, Division of Coastal Resources and Waterfront Revitalization, is established pursuant to the federal Coastal Zone Management Act of 1972 (as amended) and the State Waterfront Revitalization and Coastal Resources Act of 1981 (as amended). These both call for the coordinated, comprehensive, and full exercise of governmental authority over land and water uses in the coastal zone for the purpose of preserving and using coastal resources in a manner that balances natural and cultural resource protection and the need to accommodate economic development. To accomplish this the acts provide, in part, that all State and federal actions in the coastal zone shall comply with a single set of decision-making criteria, or policies. These policies, 44 in number, are set forth in the State of New York Coastal Management Program and Final Environmental Impact Statement. The State's coastal policy statements, their attendant guidelines, and existing federal and State environmental and resource management laws provide the objectives and standards for the program. NYS Department of State implementation of the Coastal Management Program is effectuated through three program components - Local Waterfront Revitalization Programs, review of federal and State government actions for consistency with the policies, and the advocacy of projects and activities which implement specific coastal policies.

The Local Waterfront Revitalization Program (LWRP) was established to enable the State's Coastal Management Program to address the problems of coastal development in full partnership with local government. Management of coastal development, whether the concern is protecting critical resources or revitalizing deteriorated waterfronts, must, of necessity, include regulation of land use decisions. While the State through its various permit programs and capital projects has a major impact on development patterns, New York's municipalities have the primary authority for directly regulating land use.

The design of the partnership between local and State government is unique. In brief, it results in local government revising its development regulations to further State coastal policies and in State agencies complying with, and enforcing, local development standards. As provided by the State's Waterfront Revitalization and Coastal Resources Act, the LWRP is legally binding on State and local governments. It is also binding on federal agencies because LWRPs, when approved by the New York State Secretary of State, are incorporated into the State Coastal Management Program to which federal agencies must adhere. Thus, all government agencies in their direct, funding, and permit actions - must adhere to the LWRP.

Under the State's Waterfront Revitalization and Coastal Resources Act, each of the 250 municipalities in the coastal area is encouraged - but not mandated - to prepare its own LWRP. The LWRP refines and supplements the State CMP and its policies by incorporating local needs and objectives. The process brings together local, State, and federal agencies, commerce and industry, environmental interests, private organizations, and citizens to assess current problems and opportunities and to build a consensus on the desired future of the community's waterfront. As authorized by the Act, a LWRP is a locally prepared, detailed land use plan that sets forth design, locational, and environmental standards for all development along the municipality's waterfront. It also describes capital projects and other actions necessary to further State and municipal policies for the waterfront.

Location

The Town of Greece is located in the north-central portion of Monroe County. It is bordered on the north by Lake Ontario, the east by the City of Rochester, south by the Town of Gates and the west by the Town of Parma.

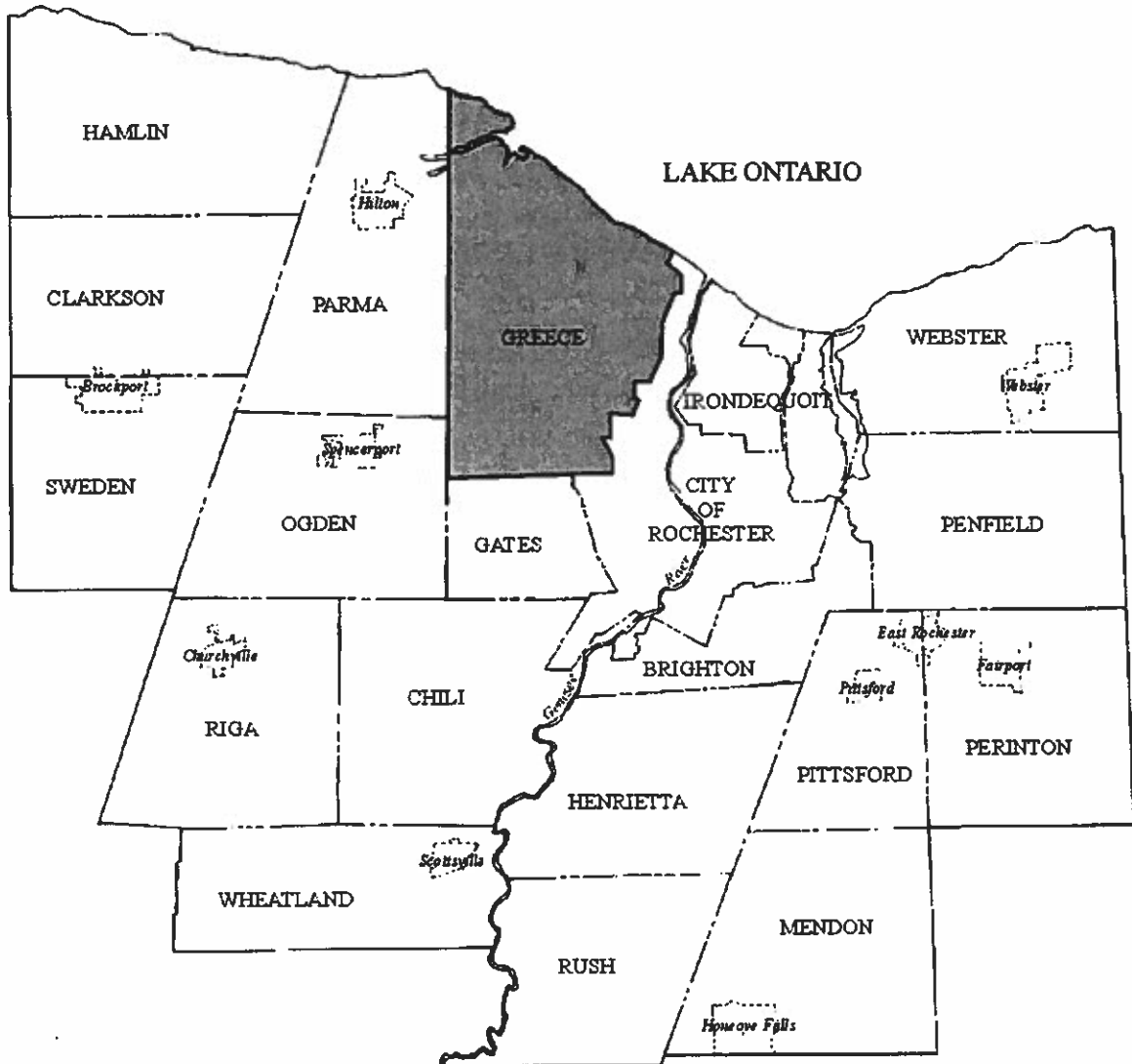


Figure 1: Town of Greece

Waterfront Revitalization Area Boundary

The Town of Greece has two distinct waterfront areas, the coastal area of Lake Ontario and the inland waterway area of the Erie Canal. The Waterfront Revitalization Boundaries for the Town are defined as follows.

Beginning at the western Greece Town Line at the south shore of Lake Ontario, north 1500 feet from the Lake Ontario shoreline; thence in an easterly direction, parallel with the Lake Ontario shoreline, approximately 8 ± miles to a point; thence south-westerly 1500 feet to the Lake Ontario south shoreline and Greece Town Line; thence south-easterly along the Greece Town Line to the north right-of-way of the Lake Ontario State Parkway; thence north-westerly along the said north right-of-way to the abandoned Hojack ROW. West along said ROW approximately 1 mile ± to a point on the west side of area wetlands; thence, north to south right-of-way of the Lake Ontario State Parkway; thence west along said right-of-way to a point approximately 1/4 mile ± west of Long Pond Road/Lake Ontario State Parkway interchange (including wetland area Northrup Creek); thence west 1.25 ± miles to a point approximately 1000± feet west of Flynn Road; thence north to the Lake Ontario State Parkway's south right-of-way; thence 2.25± miles north-westerly along said right-of-way to a point; thence west along Hogan point Road to the western Greece Town Line; thence north to the Lake Ontario shoreline and point of beginning.

Beginning at the western Greece Town Line at the center of the Erie Canal, north 1.50± miles to a point; thence east to the east right-of-way of Elmgrove Road; thence south 525± feet along said right-of-way to a point; east 1200± feet along south boundaries of parcels fronting Mellwood Drive to a point; thence south 650± feet to a point; thence east 150± feet to a point; thence south 2200± feet to a point; thence along north boundaries of parcels fronting north right-of-way of Ridgeway Avenue to the west side of the Ridgeway Avenue/Erie Canal bridge; thence northeast along the south right-of-way of Ridgeway Avenue to the west right-of-way of SR390; thence south along said right-of-way to southern Greece Town Line; thence west along southern Greece Town Line to the western Greece Town Line; thence north 3000± feet to the center of the Erie Canal and point of beginning.

Harbor Management Area Boundary

The Harbor Management Area for the Town of Greece includes all navigable waters within the two Local Waterfront Revitalization Area boundaries, including Lake Ontario, the Braddock Ponds, Braddocks Bay, Salmon Creek, other associated streams and the Erie Canal.

Goals

Three primary goals for the revitalization of Greece's waterfront are supported with key objectives towards achieving those goals.

Conserve Environmental Resources

- ☐ Protection & enhancement of world class Braddock's Ponds complex
- ☐ Identification & preservation of critical habitats/ecosystems
- ☐ Strengthen & protect the visual/natural integrity of the Erie Canal Corridor and the Braddock's Ponds complex
- ☐ Provide education & programming to interpret Greece's waterfront & natural resources
- ☐ Protect and enhance fishing and sporting activities related to/within Greece's waterfront natural areas
- ☐ Protect shorelines by reducing erosion

Enhance the Quality of Life for Greece Residents

- ☐ Provide enhanced public access, recreation & entertainment opportunities
- ☐ Protect local resident's interests and properties
- ☐ Provide jobs for local residents
- ☐ Minimize impacts to local taxes by expanding the tax base and limiting Town capital expenses

Enhance Economic Development Opportunities

- ☐ Improve & create industrial development opportunities
- ☐ Increase the Town's property tax base
- ☐ Create new local jobs
- ☐ Provide tourism/eco-tourism infrastructure and destinations
- ☐ Connect tourism opportunities to regional initiatives
- ☐ Promote Greece's assets and improve the Town's image and identity as a waterfront destination

Historic Background

The Town of Greece is the largest of the Monroe County towns. It is located in the north central portion of the county on the south shore of Lake Ontario. It is home to more than 95,000 residents, approximately 9,700 of which find permanent residence within the boundaries of the Coastal Area. It is bordered by the Towns of Parma and Ogden to the west, the Town of Gates to the south, and the City of Rochester to the east.

Much of what is Greece today was shaped in the past - from the land forms created in geologic time to the homes completed yesterday by builders. This section discusses the history that has resulted in the town's present pattern of development and some of the development proposals that have been made for the future.

When the great glacier was receding from the land which is now Greece, approximately 10,000 years ago, it first formed Lake Dawson, whose shoreline was the present Ridgeway Avenue. Later, the glacier receded further to Lake Iroquois, whose shoreline was Ridge Road. As it melted and moved further and further north, the ice deposited an extremely rich soil, which formed the basis of the fertile farmlands for which Greece became known. During Indian times, much of Greece was covered with forest and game. "The Ridge", only 15 inches wide, became the main trail of the Iroquois. The first white settlers built homes in Charlotte in 1791. By 1809 a wooden plank road had been built from Long Pond Road to Manitou (with a toll gate at Long Pond Road).

The early 1800's saw the clearing of land and the development of many farms. Agriculture was to dominate Greece for at least the next hundred years, well into the Twentieth Century. By 1850, there were 330 farms in Greece, producing mainly wheat, rye, corn and oats - - fodder for the "Flour City" as Rochester became known. There were also many successful fruit orchards, nurseries and seed farms, dairy farms, livestock and haying operations.

Along with the development of farms came a number of hamlets, or farming centers, typically including a few houses, a church, one or two stores, a school, and occasionally an inn. One of the earlier of these was called Greece (later Ada) at Ridge Road and Long Pond Road. It was in this community that Memorial Town Hall was built in 1919. Other hamlets included West Greece (also called Hoosick) at Ridge Road and the town line; Frisbee Hill, at Frisbee Hill and North Greece Roads; North Greece, at Latta and North Greece Roads; Barnard, at Dewey Avenue and Stone Road; and Mt. Read (also called Paddy Hill), at Latta Road and Mt. Read Boulevard. In most of the hamlets, a few of the old buildings still remain. Several churches and school have been converted to business or residential use. At Mt. Read, the 1860 Mother of Sorrows Church has been converted into a town library.

By 1823 the Erie Canal construction had been completed as far as Brockport, and a lively commerce ensued. The hamlet of South Greece (also called Henpeck) grew up at a bend in the Canal at Elmgrove Road. It was a break-bulk point for canal freight and included warehouses, groceries, an inn, post office, blacksmith shop and a school, as well as a number of houses. A century later, when the Barge Canal was constructed, canal alignment was straightened and the bed of the Canal was moved to its present location on the south side of the settlement.

The Town of Greece was incorporated in 1822. At that time, the Town included the port village of Charlotte. Charlotte was later annexed by the City of Rochester in 1916, at which time it became known as the Port of Rochester.

Braddock Bay & Lake Ontario Shoreline

Braddock Bay is a natural harbor located in the northwest corner of the Town. In 1669, it was a landing site for the early French explorers including Lasalle and Galinee. One year after his visit, Galinee prepared the first known map of the Bay. It is on the land between two creeks which form the headwater of the Bay. Captain John Prideaux, his army and several tribes of the Iroquois Indians camped there in 1759. They were on their way to Fort Niagara to fight one of the many local battles of the French and Indian Wars. Prideaux's army camped there because the bay was ideally suited as a harbor of refuge.

In 1796 a group of land speculators drew up a land subdivision map for this triangular area. They thought this site would become a major shipping town and a center for Great Lakes trade. Though the bay became an important harbor during the nineteenth century, it never attracted as much trade as the Port of Rochester. The paper subdivision was never built.

During the nineteenth century, tall-masted schooner fleets sailed the Great Lakes and used the Braddock Bay harbor. The products they carried included lumber and lumber products, grain and coal. Schooners were eventually replaced by larger and faster steam vessels.

Hicks Point is a long narrow spit of land located on the western side of Braddock Bay at Lake Ontario. Pioneer Sam Hicks hunted beaver, deer and otter here during the eighteenth century. During the later part of the nineteenth century, an amusement resort sprang up at Hicks Point after the construction of a trolley line from Charlotte. Its promoters called it Manitou Beach Park after an Indian god. The resort attracted large crowds during the horse and carriage days, but its glory ebbed during the 1920's as automobiles replaced the trolley system. An historic marker has been placed at 2000 Edgemere Drive by New York State and Monroe County to commemorate the old trolley line. The line was phased out by the coming of the automobile. Its last run was made on August 31, 1925.

Several beaches are located on the shoreline of Lake Ontario in the Town of Greece (i.e. Crescent Beach, Grand View Beach and Manitou Beach). Resorts were built in these areas after the Grand View and Manitou Railroad began a trolley operation on May 30, 1891. The line started at the Manitou Railway Terminal, 425 Beach Avenue, and proceeded west, paralleling the shore, crossing Braddock Bay on a ½ mile long trestle and terminating at the giant poplar trees at Manitou Beach. Remnants of this trestle are still visible during periods of lower water level. The area resorts included hotels, restaurants, parks and concession stands.

Description of Proposed Action

The proposed action involves the adoption of a Draft Town of Greece Local Waterfront Revitalization Program (LWRP) by the Town Board of the Town of Greece. Prior to adoption the Draft LWRP will be reviewed during a 60 day review period by State agencies, Federal agencies, adjacent municipalities, Monroe County and the general public. Following this 60 day review period, responses to the comments received, including resultant changes to the LWRP, will be documented in a Final Environmental Impact Statement.

The Town's Draft LWRP sets forth policies and project proposals to provide guidance and techniques for the Town to protect, enhance and restore its coastal and inland waterways resources. The policies are consistent with the policies established by the New York State Coastal Program and are detailed in Chapter 4 of the Draft LWRP.

The Draft LWRP includes specific projects and proposed laws, developed as part of the total plan, to protect important natural and scenic resources, and open space, to expand public access to the waterfront and other recreational opportunities, to preserve important historic and cultural resources, and the further development actions in a way that is consistent with the stated goals and policies of the Draft LWRP.

The Draft LWRP contains the following proposed land use laws. Details of the proposed laws are included in Chapter 6 of the Draft LWRP.

- ✓ Creation of a new Greece Port Development District supporting land use recommendations for an active mixed use port on the Erie Canal
- ✓ Creation of a new Erie Canal Overlay District to protect scenic, cultural and recreational resources along the Erie Canal corridor
- ✓ Creation of a new Business Waterfront District to enhance existing industrial areas and create new water enhanced mixed use opportunities within these districts
- ✓ Creation of a new Lake Ontario Cluster District to protect sensitive environmental lands from over development.

The Draft LWRP contains the following proposed project recommendations. Details of the proposed recommendations are included in Chapter 5 of the Draft LWRP.

1. Leadership Framework

Establish a local lead agency to be responsible for facilitating the implementation of the Local Waterfront Revitalization Program. This lead agency would act to monitor the progress of the plan, lobby for the implementation of recommendations, pursue funding for project recommendations and promote the adoption of legal tools. The Town of Greece Development Services Department should act as the lead agent, or identify future lead agents. Additionally, the Town of Greece Planning Board shall act to review projects submitted by state and federal agencies for consistency with the Local Waterfront Revitalization Program. The lead agency and the Planning Board shall utilize locally based organizations such as locally based neighborhood associations, the Erie Canal Committee and the Erie Canal Sub-committee of the Greece Chamber of Commerce as advisory resources.

2. Master Plan Update

As part of Chapter 2: Inventory & Analysis, the Greece Master Plan was summarized and all recommendations affecting the Greece waterfront area were recognized. Several recommendations from that Plan are to be forwarded as part of the Local Waterfront Revitalization Plan (LWRP). Additionally, the Local Waterfront Revitalization Program should be adopted as an element of the Town Master Plan. The following land use recommendations should supplement those in the Master Plan.

Lake Ontario Area

- Critical Environmental Areas
- Conservation & Passive Recreation Areas
- Parks & Active Recreation Areas
- Existing Mixed Use/Housing Areas
- Business Enhancement Areas

Erie Canal Area

- The Greece Port (W.D.D.)
- Office/Industrial Waterfront Mixed Use
- Residential Development Area
- The Greece Canal Access Center (Henpeck/South Greece)
- Parks & Open Space

3. Zoning Ordinance Revisions

Current Zoning classifications in the Town of Greece are too general to guide development in a number of key areas along both Lake Ontario and the Erie Canal. Several land use recommendations and specific projects are recommended in the Greece LWRP. In order to implement the recommendations zoning revisions are necessary. Below are the necessary zoning revisions and the objective(s) of each. A more detailed description of the regulations are in Chapter 6: Local Implementation of the Program.

4. Braddock Bay Fish & Wildlife Management Plan (BBFWMP) Update

Update the Braddock Bay Fish & Wildlife Management Plan to reflect recommendations of the Local Waterfront Revitalization Plan and to recognize recent developments and initiatives.

5. Harbor Management Plan

Adopt a Harbor Management Plan to regulate activities on Lake Ontario within 1,200' of the shoreline and all ponds within the Greece waterfront area. Harbor management will help maintain the existing environmental and recreational qualities of the Greece waterfront and help to protect the health, safety and welfare of waterfront residents. Promote the following water uses and limitations through land use regulations, water use regulations, policy development and through the development of capital projects.

6. Docking Ordinance

Incorporate a Docking Ordinance into the Town's Land Use code that regulates the use, construction and density of private docks. The ordinance should support the Land and Water Use Concepts of this Plan.

7. Dredging Plan

Develop a local dredging plan or participate in a regional dredging plan that would periodically maintain navigation channels at Braddock Bay and Long Pond. The Dredging plan should support land and water use recommendations of this Plan including the maintenance of public navigation channels, fairways and harbor areas.

8. Navigation Aids

Assist federal and state agencies, including the US Coast Guard, the US Army Corps of Engineers, the NYS Office of Parks, Recreation and Historic Preservation and the NYS Canal Corporation in locating and maintaining navigation aids within the Greece waterfront areas. Navigation aids should be placed to delineate channels, mark special anchorage areas and identify safety conditions. The placement of aids should be supported by mapping on charts by the National Oceanic and Atmospheric Administration (NOAA).

9. Braddock Bay Shoreline Protective Feature

Construct a shoreline protective feature at Braddock's Bay to protect the sensitive shoreline from continued recession and to restore historic sedimentation patterns to the Bay.

10. Open Space Plan

Develop a Town wide open space plan which aims at preserving and enhancing existing open space within the Town, especially the waterfront areas. When ever possible, open space in the waterfront areas should promote public access to the water except in areas where land is environmentally sensitive. The open space plan prepared for the Town of Perinton could be used as a modal plan for the Town of Greece.

11. Braddock Ponds Natural Heritage Area & Environmental Center

Braddock Bay and the surrounding ponds and wetlands are important environmental entities which require significant protection from adverse effects of human activity. Regulations restricting activities as well as educating the general public on the importance of preserving the environmental areas are two aspects of the preservation process. The development of the Braddock Ponds Natural Heritage Area & Environmental Area would promote environmental protection through education. The Braddock Bay Nature Campus at the Braddock Bay Park could include a nature center with both indoor and outdoor exhibits, outdoor classrooms which focus on specific life (i.e. aquatic life, raptor life, etc.), raptor viewing towers and nature trails. Donations and/or the sale of tickets would help maintain the not-for-profit national destination. Partners could include the Rochester Museum and Science Center, local universities (research), New York State (i.e. Office of Parks Recreation and Historic Preservation, Tourism Office, etc.).

12. Scenic Resource Design Standards

Protect scenic resources along waterways, roadways and from other public vantage points. Identify, protect and enhance critical scenic resources and points of view. Incorporate design standards into local ordinances. Work with agencies to forward or create design standards for scenic byways.

13. Educational & Awareness Program

Establish a program of signs, literature, classes and other programs to create awareness of safety, navigation, environment and habitat concerns within the Erie Canal and Lake Ontario waterfronts. Identify partnerships with local interest organizations to assist in implementing specific elements of the program.

14. Lake Ontario Multi-Use Trail System/Trail Heads

Develop a comprehensive trail network within the Town's Lake Ontario waterfront area. Identify regional connections. Include a major spine trail (along the Lake Ontario State Parkway), secondary connecting trails, trailheads and locational information. Emphasize the Town of Greece and the Lake Ontario waterfront as a destination on the Seaway Trail. Opportunities exist for trails through Lake Ontario waterfront area with local and regional connections (i.e. Lake Ontario State Parkway). Provide off-road bicycle routes where feasible.

15. Erie Canal Multi-Use Trail System/Trail Heads

Develop a comprehensive trail network within the Town's Erie Canal corridor. Include a major spine trail (Erie Canal Recreationway Trail), secondary trails, trailheads, and locational information. Emphasize the Erie Canal in the Town of Greece as a waterfront recreational destination which connects to other regional waterfront destinations via a trail network.

16. Erie Canal Fishing Access Points

Although fishing is not as popular in the Erie Canal waterfront area as in the Lake Ontario waterfront area, access and such facilities as parking, walkways, signage and trash receptacles should be formally provided at or near the following fishing locations and informal parking and dumping should be discouraged in other locations.

17. Lake Ontario Marinas & Boat Launches

Continue to enhance and support existing public and private boat facilities, particularly those facilities in public control.

18. Erie Canal Marinas & Boat Launches

Continue to enhance and support existing public and private boat facilities. Add new facilities at specified locations.

19. Long Pond Access Center

Provide access to Long Pond and Buck Pond through the development of the Long Pond Access Center. The facility would include a public fishing pier at the southeast corner of Long Pond as well as a picnic area and connections to the proposed multi-use trail. Additional parking could be provided by expanding the existing parking lot off from Long Pond Road just north of the Lake Ontario State Parkway. A small hand carry boat launch at Buck Pond between the Larkin Creek bridge and Long Pond Road would provide access to the water. A small parking lot between Long Pond Road and Buck Pond would be needed.

20. Roses Marsh Access Center

Provide a parking lot/trailhead for access to the Roses Marsh wetland and beach area. Include interpretive information and environmental awareness information at the trailhead. Construct trailway access in an environmentally sensitive manner to protect habitats and wetlands.

21. Greece Port Promenade & Pedestrian Bridges

Develop a promenade along the Erie Canal within the proposed Greece Port west of Long Pond Road. The promenade should be wide (25' setback to buildings) and provide pedestrian access to the Canal to the south and to the mixed use development to the north. The promenade should be treated much like an urban street with site furnishing (i.e. benches, trash receptacles, etc.), street trees and a decorative hard surface such as

pavers. Two proposed pedestrian bridges will enable pedestrians to travel from the north and south sides within the Port area. A year-round visitors center and Erie Canal interpretive center should be located at the Port. Opportunities for tour boat operators, transient boaters, hire boat operators and similar water dependent commercial uses should be accommodated and encouraged at or near the Port Promenade. Care should be taken to provide 365 day a year activity.

22. Erie Canal Community Boathouse

Develop recreational opportunities for the community to row, paddle or motor the Erie Canal. Develop a boathouse to accommodate waterfront needs.

23. Greece Canal Park

Support Monroe County with the implementation of the Greece Canal Park Master Plan. Pursue acquisition and park expansion objectives. Expand the park to include lands south to the Canal and incorporate a small scale boat launch and a trailhead.

24. Beatty Point Nature Observatory

Provide controlled public access to Beatty Point. Nature trails which do not disturb habitats should be designated for walking only and should focus only on observing wildlife and habitats (i.e. photography).

25. Erie Canal South Natural Area

Create a Town designated "Natural Area" south of the Erie Canal in the central portion of the Town, between Long Pond Road and Elmgrove Road. Include a trailhead, nature interpretation and trailways. Establish an area for "Wetlands Banking" to create man-made wetlands as mitigation for filling wetlands in the Greece Port area and other Canal corridor development sites.

26. Seaway Trail/Braddock Ponds Gateway Centers

Develop two gateway centers: one near Beatty Point accessible from the westbound lane of the Lake Ontario State Parkway and one near Salmon Creek accessible from the eastbound lane of the Lake Ontario State Parkway. The gateways would identify the entrance to the Braddock Ponds area, provide information about the area and include a trailhead for access to the proposed multi-use trail network.

27. Erie Canal Visitors Center

Develop a visitor center within the Greece Port area west of Long Pond Road. The center should include information about the Greece Port/Erie Canal as well as for other Greece and regional destinations and services.

28. Junction Lock Historic Site & Canal Interpretation

Develop the Junction Lock area as a historically themed Town park. Interpret the historic lock, historic canal prism and historic culvert. Protect the character and environment of the small gully to the east of the lock. Provide vehicular access to the site along the Erie Canal right of way or through the adjacent privately owned parcel to the east. Include in the park lands the land owned by the NYS Canal Corporation and portions of land currently in private ownership to the east (Dugan Property).

29. Edgemere Drive Streetscape Improvements

Develop Edgemere Drive into a human scale, pedestrian friendly streetscape where ever possible. In some areas the right-of-way is not wide enough to make such improvements. Street trees, sidewalks, benches, clearly defined crossings and a signage system all contribute to a pedestrian oriented streetscape. Many improvements will require substantial costs and some may require changes in road use and policies.

30. Access to Lake Ontario Business/Industrial Lands

Improve access to business development areas in the Lake Ontario waterfront area. Consider both traffic and enhancement improvements including revised use classifications for the Lake Ontario State Parkway, lane configuration and aesthetic enhancements to Latta Road, a potential new access road parallel to the existing Conrail/CSX Lake Ontario Line, and rail improvements to that line.

31. Lexington Avenue Extension

Extend Lexington Avenue from I-390 to the west as identified in the Town of Greece Master Plan. The extension would include interchange improvements, a bridge over the Erie Canal and roadway extensions west to Long Pond Road, Elmgrove Road and Manitou Road.

32. Erie Canal Scenic Byway & Alternates

Support New York State and the NYS Canal Recreationways commission in establishing a scenic byway along the Erie Canal corridor. Assist in establishing a local route through the Town of Greece, perhaps following the proposed Lexington Avenue Extension or Route 31 in Gates. Consider the location of scenic byway loops or alternates that bring travelers to the Greece Canal Port and other canal corridor destinations.

33. Land & Water Taxi/Shuttle

Identify opportunities for landside and waterborne public transportation in a form that is user friendly, safe and fun. Consider public landings for water taxi's, water busses and tour boats. Provide drop-off areas for shuttle busses, tour busses and taxi's.

34. KPV/KPY Acquisition

Pursue the acquisition of Eastman Kodak Company's KPV/KPY lands along the south bank of the Erie Canal. The acquisition will provide strengthened local control of this significant parcel. Consider a mix of uses for the property including recreation, open space, parkland, light industrial uses, commercial uses and residential uses, as consistent with the land use recommendations of this Local Waterfront Revitalization Program.

35. Develop a Town-wide Tourism Strategy

In conjunction with the Greater Rochester Visitors Association and the Greece Chamber of Commerce, develop a tourism development strategy for the Town of Greece that capitalizes on its waterway resources. Consider heritage, recreational and environmental themes. Include a strategy for providing a full compliment of visitor amenities including food, services, lodging, transportation, rest rooms, visitor information, safety features and parking. Establish a package of destinations, attractions and entertainment activities. Consider visitor markets that are family oriented and based upon automobile travel as well as markets that may be established by the proposed Lake Ontario Fast Ferry and other regional tourism initiatives.

Environmental Setting

Existing Studies

The following existing studies provide direction and a basis town-wide and regional consideration of waterfront recommendations within the Town of Greece.

- ✓ Lake Ontario Shoreline Resource Evaluation Study, 1979
- ✓ Barge Canal Access Study, Town of Greece New York, 1988
- ✓ Town of Greece Local Waterfront Revitalization Program Draft Report, 1988
- ✓ Parks and Recreation Master Plan Final Report, 1990
- ✓ Waterfront Recreation Opportunities Study, 1990
- ✓ Town of Greece Master Plan, 1992
- ✓ Braddock Bay Fish & Wildlife Management Area, Management Plan, 1995
- ✓ Town of Greece New York, Erie Canal Plan, 1997
- ✓ Eastman Kodak Company, Draft Land Use Study for KPV/KPY Properties, 1997
- ✓ Draft State Open Space Conservation Plan and Draft Generic Environmental Impact Statement, 1997
- ✓ City of Rochester Local Waterfront Revitalization Program Draft Report, 1998
- ✓ Sea Breeze Revitalization Plan Draft Report, 1999

Water Dependent Uses

With the exception of the two Braddock Bay marinas, the small boat marina on Long Pond and the small marina on the Canal, there are few water dependent uses in the Greece waterfront areas. However, the existing water dependent uses are important recreational destinations within the waterfront areas and should be preserved. Furthermore, future water dependent uses should be encouraged and take priority over non water dependent uses along the shoreline.

Existing Water Use

Greece waterfronts have been and will continue to be popular recreation destinations. The following uses have been reported:

- ✓ Motor boat use primarily takes place on Lake Ontario, Braddock Bay and the Erie Canal. Some motor boat use does take place on ponds such as Long Pond and Cranberry Pond.
- ✓ Fishing is a popular recreational activity in most places within the Lake Ontario waterfront area including: Lake Ontario, Braddock Bay and all of the ponds. Ice fishing is also popular on Braddock Bay. The Erie Canal is not considered a popular fishing destination.
- ✓ Wind surfing is a popular recreational activity on Long Pond.
- ✓ Small muscle-powered boating (i.e. canoes, kayaks, row boats, etc.) takes place on Braddock Bay, the ponds and the Erie Canal.
- ✓ Swimming has been observed along the Lake Shore. However, with the exception of the northern part of Braddock Bay park, swimming takes place on private property.

Existing Land Use Ordinances & Zoning

Existing zoning is documented on the Town's official zoning maps and in the Town's Zoning Ordinance.

The area along the Lake Ontario shoreline is primarily zoned as Single Family Residential and Public Land. Public Land surrounds Braddock Bay and much of the area around the ponds (Cranberry Pond, Long Pond, Buck Pond, and Round Pond.) Smaller pockets of Multiple Family Residential and Restricted Business lie within or adjacent to Single Family Residential and Public Land zoning districts. Land zoned as General

Industrial is predominantly located along Dewey Avenue and Greenleaf Road north of the Lake Ontario State Parkway. The area east and west of I-390 as it intersects the Parkway is also zoned as General Industrial.

Existing land uses are documented in the Town's recently completed Master Plan. The existing land uses within the Erie Canal Corridor include a mix of light industrial, commercial, residential, agricultural, recreational, park and open space.

Substantial open lands currently exist within the corridor that are either protected by environmental limitations or parkland designation. Additional open land is not protected, including substantial acreage currently owned by Eastman Kodak on the south side of the Canal, land on the north side of the Canal just west of Greece Canal Park and a 17 +/- acre parcel of land directly east of the Junction Lock.

The existing zoning within the Erie Canal Corridor includes a mix of General Industrial, Commercial Office, Commercial Retail, Public Land and Residential zones. A substantial amount of undeveloped General Industrial zoning exists on the south side of the Canal. The Town Master Plan recommends that the majority of the General industrial zoned land be rezoned to a Planned Development zone. This zone would encourage a mix of residential, light industrial, commercial, recreational and open space uses.

Land Ownership & Control

Land within the Lake Ontario waterfront area is predominantly publicly owned and environmentally sensitive or privately owned with a residential use. Most of the public land is within the Braddock Bay Fish and Wildlife Management Area (BBFWMA) and is owned by the New York State Department of Conservation. The BBFWMA includes approximately 2000 acres of environmental sensitive land, mostly wetlands, which deserves a high level of protection from adverse effects of development. New York State also owns approximately 400 acres, including the Braddock Bay Park, Braddock Bay Marina and Beatty Point which, since 1982 has been administered by the Town of Greece under the conditions of a 99 year lease.

Land within the Erie Canal waterfront area is predominately privately owned and is either under residential use or undeveloped. The Eastman Kodak Company is the largest private land owner in the area with approximately 400 acres, all south of the Canal between Long Pond Road and Manitou Road. Public land in the area includes the New York State Canal Corporation, Monroe County and the Town of Greece.

Public Access & Recreation

The Erie Canal, Lake Ontario, Braddock Bay and the associated ponds and wetlands are an invaluable local recreation asset.

The manmade coastal environment of Greece's Waterfront is one that lies in delicate balance with the existence of wetlands as a valuable fish and wildlife habitat. It is a waterfront, however, that offers many opportunities for development of recreational facilities which can ultimately become the economic mainstay of the area. The Erie Canal is also a significant opportunity for the town. Largely ignored, with most of the adjacent land undeveloped, the Canal has the potential to be a significant recreational opportunity.

As a result of its proximity to the City of Rochester, the Town of Greece is being subjected to the pressures of urbanization. Much of this shoreline is already occupied by permanent homes. Subdivision development has multiplied rapidly in recent years. This growth could potentially threaten the ecology and environmental quality of Braddock Bay and the Pond Areas which are located in the Greece Waterfront Area.

The future of Braddock Bay is the most active and important issue to be discussed concerning the Lake Waterfront Area. Braddock Bay itself and the immediate surrounding area has been named a GAPC (General Area of Particular Concern) by the New York State Coastal Management Program (NYSCMP). Most of the land in the GAPC is owned by New York State Department of Environmental Conservation (approximately

2,500 acres) part of which is leased to the Town of Greece (approx. 400 acres). The remainder of the land is zoned for single family housing or, in several small pockets, commercial use. Scattered throughout the GAPC are many single family homes with one large subdivision (Braddock Heights) located north of the former State Marina. Five marinas at various locations around the Bay and Salmon Creek have a total of 600 slips now serving the Bay and annually launch approximately 1,600 boats on day trips.

The land adjacent to the Erie Canal is a resource which can be further developed to provide better recreational opportunities. The town should encourage continued development of bike paths, marina and picnic area to make this destination more inviting and accessible to Greece residents.

Public access to the Lake Ontario shore as well as to the ponds and wetlands is limited by the development of the land around these features for single family residential housing.

Historic & Archeological Resources

There are no officially designated historic sites or structures in the Town of Greece. Greece does not have an ordinance for the identification and survey of such structures. An ordinance and local designations must be in place in order to nominate structures for the State of National Register. Thus, a thorough inventory of historic places needs to be undertaken, not only in the Waterfront Area, but also for the entire Town. The Landmark Society feels there are many individual buildings and possible groupings of buildings or districts that could qualify for State and/or national recognition.

Scenic Resources

The shores of Lake Ontario as well as the open water ponds and wetlands have long been recognized as having a great deal of aesthetic value. Splendid views of the Lake are available to the passing motorist from Lake Ontario Parkway as well as from Edgemere Drive and Beach Avenue. Many views of the Lake are obstructed by development of that strip of land between Edgemere Drive and the Lake Ontario shore.

The Erie Canal waterfront area also has significant aesthetic value and existing views should be protected and enhanced whenever possible. Views on the Canal, particularly the spill over near Junction Lock which is a small waterfall, are splendid. Also, views of the Canal along the multi-use trail and from the Long Pond Bridge have long site lines and are very naturalistic. The view of the orchards south of the Canal from the Greece Canal Park are pleasant and should be protected.

Natural Resources & Habitats

The natural resources, fish and wildlife, scenic views and recreation were primary reasons for the popularity of the area for residential uses and tourism. However, the present character of the waterfront, settlement and growth patterns were directed by other natural features, such as geology, soils, topography and vegetation. The following will explain how the natural resources defined the area and provided for its growth and popularity.

Lake Ontario

One of the most significant natural resources for the Town of Greece is the Lake itself. The Lake makes possible the existence of resources such as fish and wildlife, scenic beauty, wetlands, municipal and industrial water supply and recreational activities such as boating, fishing and hunting.

Braddock Bay and its tributaries, Salmon Creek and Buttonwood Creek are contained in an area formally known as Braddock Bay Fish and Wildlife Management Area. Rose's Marsh, Cranberry Pond, Buck Pond and some of Long Pond are also located within the boundaries. The bay is shallow (4-5 feet deep) and marshy in many areas. Although it suffers from a shallow sand bar (resulting from lateral bottom drift) at the mouth of the bay, it remains an important small boat harbor. Submergent and emergent weeds are plentiful in the shore regions on this bay. It is a significant wildlife habitat.

The increasing pressure to develop the bay as a harbor and the threat of damage to this exceptional fish and wildlife habitat raises an important issue which will be discussed later in the analysis portion of this report. Some of the marsh land remains under private ownership and control; however, the majority, including Rose's Marsh, is contained within the Braddock Bay Fish and Wildlife Management Area. Wetlands in private ownership are located primarily south of Lake Ontario State Parkway.

Cranberry Pond, Long Pond, and Buck Pond are also located in the park area. Cranberry and Buck Ponds are smaller, shallow bodies with extensive areas of marsh wetlands. All three ponds are accessible by small boats from the lake. Cranberry Pond also supports car top boating activities. A gravel and dirt boat launch area is located in the northwest corner of the pond. Single family housing lines the east and west sides of both Cranberry and Long Ponds. The area surrounding Buck Pond contains wetlands and is relatively underdeveloped.

Round Pond falls partly within private property and partly in public property (preservation societies). Its north and east sides have been developed substantially by residential and industrial uses respectively. Round Pond also supports a substantial wetlands area to the west and south. Adjacent to Round Pond are three facilities important to supplying water to Monroe County and the City of Rochester. They are the Shoremont Water Treatment plant (County), and two Edgemere Drive Booster Stations. Monroe County Water Authority draws their supply of raw water from Lake Ontario through a shared 72' intake which has an estimated total capacity of 140 mgd. The city is under contract to receive water as needed. Eastman Kodak Co. owns and operates a water treatment facility nearby at the northeast edge of Round Pond on Edgemere Drive.

Little Pond and Slater Creek are smaller, less important water resources. They do, however, serve as an outlet for water used for cooling at the Russell Power Station. The water discharged from the mouth of these streams is warmer than the lake water year round and supports a large number and variety of fish. It has become a popular fishing spot along the lake.

Rose's Marsh lies between the Payne Beach area and Braddock Point and is owned partly by New York State, Monroe County and private entities. It is divided into two fairly equal sized portions by the Lake Ontario State Parkway. It is 80% low aquatic shrub growth and small deciduous trees. It has one of the last remaining wild beach areas on the Lake Ontario shore. It is home to a great many species of waterfowl and song birds.

All wetlands listed above are designated Class I wetlands by the NYSDEC, which means that no disturbance is allowed in the wetland without a DEC permit. Any dredging, filling or alteration of wetlands and water bodies is regulated by the NYSDEC and the U.S. Corps of Engineers (they are empowered by the Federal Clean Waters Act Section 404) and permits are required for any such activity. In addition, the Environmental Protection Agency has the power to oversee and veto any Corps of Engineers activity to control development in or near wetlands and water bodies.

Growth could threaten the ecology and environmental qualities of Braddock Bay, the pond areas and the associated wetlands which are situated along the shoreline with Greece. These wetlands, including the creeks that empty into them, provide a vital habitat for many species of fish, birds and mammals.

Erie Canal

The wetlands in the Erie Canal waterfront area are not as extensive as in the Lake Ontario waterfront area. All wetlands in the area are south of the Erie Canal between I-390 and Elmgrove Road. As mentioned above, all designated wetlands are regulated by the NYSDEC and/or the U.S. Corps of Engineers.

Flooding and Coastal Erosion Hazard Areas

Flood zones exist around all streams, and most of the major wetland areas within the town. In order to mitigate adverse effects upon new development due to flooding, the town should pursue a policy of acquiring title to state regulated wetland areas and easements to most of the areas adjacent to streams for flood control in those areas of the town which are still predominantly undeveloped. Such a policy could also be undertaken in the developed portions where such action is feasible.

Shorefront homeowners, neighborhood organizations, local governments and others consider the possibility of severe flooding and erosion along the shore of Lake Ontario a problem that needs immediate attention. In March 1973, When Lake Ontario was at a very high level, a severe storm caused extensive damage to shorelands and structures on the coast. Since that time, the Lake's water levels have been more often higher than the level established as proper for regulation than not. Water level is regulated by the International St. Lawrence River Board of Control (SLRBC).

Wave and wind action force the deposit of sand and other materials into Braddock Bay and along the shore in sand bars. These materials keep the bay shallow and often fill in the channel leading from the Lake to the Bay. Soils from channel dredging were used to make a beach along the breakwall protecting Braddock Bay marina. The beach has since disappeared and most of the material has been deposited in the Lake just off shore. Dredging may be needed in the future. The ecology of Braddock Bay should be considered before locating the channel of dumping soils.

The loss or displacement of land along coastlines is called coastal erosion. According to the New York State Department of Environmental Conservation (NYSDEC) coastal erosion "is a natural phenomenon, an endless redistribution process that continually changes beaches, dunes and bluffs". Natural forces such as waves, ice, rainwater and wind all move soil, sand and rock along shorelines causing them to displace and even completely erode away. Construction and other human activities can accelerate coastal erosion. The Coastal Erosion Hazard Areas Act, Article 34 of the Environmental Conservation Law has helped regulate and manage coastal erosion but it remains a serious environmental issue.

Woodlots

Woodlots are located primarily south of the Lake Ontario State Parkway. These are intermixed with the active and abandoned agricultural lands and are frequently associated with the poorer soils. Many woodlots are located along creeks and wetland areas. Some substantial woodlots are also located south and west of Round Pond and southwest of Cranberry Pond. Most of the woodlots are characterized by the presence of swamp maple - basswood - ash species with some beech and maple species also.

Steep Slopes

The topography of the waterfront area is generally low and flat with some slightly higher areas that have been fully or partially developed. The highest point in the waterfront area is approximately 76 feet above the Lake level, located near the corner of Frisbee Hill and North Greece Roads. Areas along the Erie Canal also contain areas of steep slopes.

The public purpose to be served by protecting areas of steep slopes and highly erosive soils goes beyond that of maintaining natural beauty and important wildlife habitat. Water quality in the Town of Greece will depend, to a large extent, on the use of effective erosion and sediment control practices in land development.

Soil & Geology

Underlying bedrock for the vast majority of the waterfront site is in excess of 6 feet below ground surface. Areas where bedrock is less than 6 feet beneath the surface total less than 5% of the total area of the waterfront.

Four generalized soil groups are distributed throughout the waterfront area which have a varying degree of limitations they present to development of underground utilities, homesites, streets and parking.

Air Quality

Air quality requirements for the Greece Waterfront Area and for the entire Modeling area of which it is part (including much of Western Monroe County) are being met regularly. The first permit under new regulation for air pollution control was issued to Eastman Kodak Co. in 1984 for some boilers it operates in another part of the Town of Greece. Rochester Gas & Electric Corporation's Russell Station also operates under permit and air quality standards for the entire Modeling area have been within the limits since measurement began. All new industrial or commercial developments must comply with air quality control regulations as enforced by the NYSDEC.

Water Quality

The abundant water resources of Lake Ontario are an asset to the Town of Greece as well as Monroe County and New York State for tourism, fish and wildlife habitat, contact recreation, municipal and industrial water supplies and wastewater treatment. Problems do exist in terms of water quality in the Greece Waterfront Area:

- ✓ Sewage discharges into Braddock Bay or streams feeding into it (Salmon and Buttonwood Creeks) may be in excess of what the water is capable of accepting naturally without upsetting the balance of nutrients. Assertions have been made that algae blooms and submergent weed growth have been enlarged as a result of this type of pollution. Long Pond, Buck Pond, and Round Pond apparently suffer the same problem to various degrees. Continuing efforts by the Town of Greece to tie existing homes with septic systems into sanitary sewers as they become available should help to limit this problem.
- ✓ Agricultural run-off such as topsoil and silt, fertilizers, pesticides and other chemicals, and livestock waste material continue to be a problem affecting aquatic plant and animal population densities.
- ✓ The NYSDEC and the Monroe County Health Department regulates the issuance of permits to various entities including businesses, residences and institutions that discharge untreated waters into natural water bodies.
- ✓ The Northwest Quadrant Treatment Plant located off of Payne Beach Road is owned by Monroe County and operated under permit from the NYSDEC for discharge levels of various quality characteristics such as B.O.D. (Biological oxygen demand), suspended solids, pH, fecal coliform, phosphates, settleable solids, and other forms of measurement.
- ✓ There are no known hazardous waste sites in the Greece Waterfront Area; however, the Environmental Management Council of Monroe County has identified eight confirmed or possible waste/dumping sites in the area.

Streets and Highways

The Town of Greece contains highways and streets that are classified in a number of ways to facilitate the issues of maintenance and funding for capital improvement projects. Three highways contain a National Highway designation: I-390, Ridge Road (SR-104) and the Lake Ontario State Parkway (from I-390 to Lake Avenue). These and the roads / streets discussed in the next paragraph are those that are eligible for Federal Aid for reconstruction or widening. The remaining roads / streets would rely on purely local (County, Town etc.) funding.

All roads that are classified as Federal Aid Roads are classified according to function. These categories range from Interstate Highways to Collector Streets. In general, access opportunities are low and traffic volumes are high for Interstates. At the opposite end of the scale, access opportunities are high and traffic volumes *should* be low for collector streets.

Active Railroads

One active railroad now serves the Town of Greece. This railroad enters from the City of Rochester in the Charlotte Area. The current primary use of this line is the delivery of coal to Russell Station. This route has been acquired by CSX Corporation (CSX) and Norfolk Southern (NS) from Conrail. This route is a Class I route meaning that it has an annual revenue of greater than \$ 250 million. Class II carriers have revenues between \$ 20 million and \$ 250 million. Class III carriers include most of the short line railroads in the area.

Additional Transportation Resources

Several alternative transportation resources exist within the Town of Greece including the following. Additional information regarding these resources can be found in Chapter 2.

- ✓ Abandoned Railroad Rights of Way
- ✓ Public Bus System
- ✓ Existing Parking
- ✓ Existing On Street Bicycle Routes and On-Street Bike Routes

Water System

The water distribution system in the Town is owned and operated by the Monroe County Water Authority. The water is obtained from Lake Ontario and is treated at the Shoremont Water Treatment Facility located north of the Lake Ontario State Parkway near Dewey Avenue. The water pressure appears to be generally adequate in the service areas.

Sanitary Sewer System

The Town of Greece owns and maintains most of the collector sewers in the Town. These collectors feed large interceptor sewers (and force mains) which carry the flows to the sanitary treatment plant located north of Manitou Beach Road in the northwestern corner of the Town. The interceptors and treatment facility are owned and operated by Monroe County and are part of the Northwest Quadrant Pure Waters District.

The two major interceptors which serve the Town are called the East-West Interceptor and the North-South Interceptor. The East-West Interceptor begins near Latta Road, east of Dewey Avenue at a pump station. The force main and remaining portions of the interceptor generally follows the Lake Ontario State Parkway west.

The majority of the developed areas in the Town are sewered. Most of the non developed areas are up-gradient of existing sewer mains and could be connected to existing sewers when a new development is constructed.

Demographic & Housing Conditions

Historically, the period of greatest population growth in the Town of Greece was from 1960 to 1970, when the town grew 54.4% from 48,670 in 1960 to 75,136 in 1970. Between 1970 and 1980, Greece grew 8.3% to a population of 81,367. In 1990, the town had a population of 90,106, and a growth rate of 10.7%, according to US Census data. By comparison, the growth rate in Monroe County between 1980 and 1990 was 1.7%. The 1996 estimated population for the Town of Greece is 95,200.

Historically, the Rochester region has had higher average per capita and family incomes than the U.S. as a whole. The gap is narrowing, however, and it is estimated that the region's 1970 edge of 13% in per capita income decreased to 11% in 1975 and continued to decrease to 7% in 1984.

The region's growth in per capita income is expected to continue to slow. It is expected that per capita income in Monroe County, however, will still be higher than in the U.S., at \$18,639.

Family income is rising at higher rate than per capita income. Regional growth in family income varied from 5.5% of 5.7% annually between 1979 and 1986. When adjusted for inflation, family income remained virtually unchanged during this period, although this should be viewed in the context of the decline in family size. Declines in the rate of income growth are attributed to the shift from manufacturing to service employment, and this is a trend which is expected to continue.

Younger families (those with heads between 15 and 34) and families whose heads are 55-64 have been experiencing below average growth in income. This may be attributable to a large proportion of younger workers being employed in the service and trade sectors and the national phenomenon of early retirement among those in the 55-64 year old age group.

According to the 1990 Census, a total of 33,572 housing units existed in the Town of Greece in 1990. Older existing houses in Greece tend to be small and on small lots in the older, eastern sections of the town; newer houses tend to be larger in size, on larger lots,, in the middle and western sections of the town.

The greatest growth in housing units in Greece occurred between 1960 and 1970 with an increase of 65% over the period. Between 1970 and 1980, the number of housing units increased 30%, and between 1980 and 1989, they increased another 18%.

Economic Base

There were over two thousand businesses in Greece in 1989. Almost one-quarter of them were manufacturing/industrial. Another 20% were in retail trade. This data reflects two important factors in the economy of the Town of Greece - Eastman Kodak and the heavy concentrations of shopping centers. The percentage of people employed in manufacturing/industrial and commercial workplaces was much higher in Greece than in Monroe County as a whole, and New York State.

The work force in the Town of Greece is traditionally defined as being either white collar or blue collar. White collar workers are those who are salaried and work in professional and clerical type activities (i.e., office management). Blue collar workers are those who are generally hourly wage earners and work in production oriented activities (i.e., manufacturing).

Employment in Greece in 1989 was approximately half white collar and half blue collar (49.7% and 49.6%, respectively). This contrasts to Monroe County and New York State as a whole, both of which, at 60%, have a larger proportion of white collar workers.

The Rochester region, like the nation as a whole, is experiencing a shift in employment from manufacturing to service-related businesses. Among the implications of this trend is less longevity for individuals within jobs as manufacturers hire fewer permanent full-time workers and rely instead on temporary, contract and part-time employees.

The following regional trends in employment through the year 2000 are predicted by the Center for Governmental Research.

- ✓ Employment growth in 1990-1995 will accelerate from the 1985-1990 pace of 3,500 jobs per year to 4,200 jobs/year and in 1995-2000 to 4,700 jobs/year.
- ✓ Employment growth will be confined to non-manufacturing businesses. Service employment will experience the highest growth.

Significant Environmental Impacts

Adoption and implementation of the Draft LWRP and the various proposed local laws associated with implementation of the Draft LWRP, may result in potential environmental impacts. The Draft LWRP will serve as the basis for the future development of the coastal and inland waterway areas of the Town of Greece as well as a consensus between the Town, State, and Federal governments on the future of the Town's waterfront areas. The policies, land use laws and projects are designed to mitigate all potential negative environmental and more likely result in positive environmental impacts. The proposed policies are discussed in Section 4, the proposed projects are discussed in Sections 3 and 5, and the proposed local laws are discussed in Section 6 of the LWRP.

Environmental impacts anticipated as a result of the adoption and implementation of the Town of Greece Draft LWRP and its associated local laws include the following:

General Community Character & Land Use

Increased predictability in development review will result from the adoption of the Draft LWRP and the implementation of the various policies of the Draft LWRP. Improved management of waterfront resources for a community will result in development being directed to the area of the community which can best accommodate it.

The character of the community's waterfront areas will be protected, maintained and enhanced by the adoption of the Draft LWRP and the implementation of the various policies of the Draft LWRP, provisions in the proposed amendments to local land use regulations and the proposed projects.

The proposed zoning changes will provide the opportunity to create an attractive setting for business development, housing and recreational development.

Water Use

The Harbor Management Plan, integrated within the Draft LWRP is intended to allow the Town of Greece to address issues water surface use issues from a policy, project and regulatory standpoint. By identifying specific uses for water surface areas, sensitive habitats can be avoided and uses can be directed to appropriate water areas.

Dredging may be required to maintain these facilities and the level of boating access that results from these improvements. The development of a dredging plan and policies addressing dredging will facilitate the most environmentally sensitive dredging techniques and approaches.

Water Dependent Use Areas

Water-dependent use areas will be supported and protected and are likely to be improved as a result of the implementation of various policies of the Draft LWRP.

Vacant & Underutilized Areas

Vacant and underutilized areas are likely to be improved as a result of the implementation of various policies of the Draft LWRP, provisions in the proposed land use regulations and several of the proposed projects. Rezoning of several of the sites to more appropriate uses and the implementation of several of the proposed projects will create opportunities for increased development within and revitalization of the waterfront area. Re-use and renovation of deteriorated and vacant structures will result in an improved building stock, protection and restoration of historic resources, increased opportunities for public access and recreation and improvements to the local economy.

Public Access & Recreation

Development of and improvements to public parks, pedestrian trails, and connections between such facilities throughout the Town of Greece will result from the implementation of various policies of the Draft LWRP and several of the proposed projects. This will result in the provision of new and improved passive recreational opportunities for the residents of Greece and the general public.

Natural Resources/Water Resources

Protection is provided for identified fish and wildlife habitats, watercourses, and wetlands through the implementation of various policies of the Draft LWRP, provisions in the proposed local land use regulations and in several of the proposed projects.

Stormwater impacts will be reduced as a result of the implementation of various policies of the Draft LWRP, provisions in the proposed local land use regulations and several of the proposed projects.

Water quality will be protected and improved as a result of the implementation of various policies of the Draft LWRP, provisions in the proposed local land use regulations and several of the proposed projects.

Flooding & Erosion

Flooding and erosion impacts will be reduced as a result of the implementation of various policies of the Draft LWRP, provisions in the proposed local land use regulations and in several of the proposed projects.

Scenic & Visual Resources

Recognition and protection of identified scenic viewsheds, scenic road corridors and important scenic components is provided through policies of the Draft LWRP, provisions in the proposed local land use regulations and in several of the proposed projects.

Historic Resources

Recognition and protection of identified historic and cultural resources is provided through policies of the Draft LWRP, provisions in the proposed local land use regulations and in several of the proposed projects.

Secondary Impacts

Anticipated secondary impacts include the growth and revitalization of the Town's Erie Canal corridor and through the economic revitalization of waterfront business and recreational use. These secondary impacts are part of the revitalization effort and will occur in a manner that will be less intensive than the build out of the areas based upon existing zoning regulations. Negative impacts upon the natural resources of the coastal area are not anticipated.

It is anticipated that infrastructure facilities may have to be upgraded. Certain of the facilities upgrades and site specific construction projects could create short term impacts. Short term impacts of development are speculative, and will be addressed through site specific environmental assessments.

The development and improvement of the various public access and recreational areas of the waterway areas and their integration within a greenway network will lead to a greater utilization of all the public facilities. The increased public access opportunities may increase maintenance costs and stress the natural environment. Fiscal impacts are anticipated to be offset by increases in tax revenues and by direct user fees.

The overall anticipated impacts should result in positive changes for the coastal area and the Town of Greece as a whole.

Adverse Environmental Impacts that Cannot be Avoided if the Project is Implemented

There are no adverse environmental effects anticipated from adoption of the Town of Greece LWRP and associated local laws. The Draft LWRP and associated local laws have been prepared to guide waterfront development and use in accordance with sound land use and environmental management practices. Specific proposed actions will be reviewed to evaluate possible impacts and will be subject to local, State, and Federal management measures. Thus, adoption of the Draft LWRP and associated local laws will serve to protect and enhance the natural and human environment.

Dredging may be required to maintain the proposed improvements to boating access and facilities and the level of boating access that is expected to result from these improvements. Environmental impacts resulting from any increased dredging can be avoided through the correct timing of the activity and appropriate disposal of dredge spoil material.

Irreversible and Irretrievable Commitments of Resources

Adoption of the Town of Greece LWRP and its associated local laws will not directly cause a loss or diminution of coastal resources. Furthermore, the Draft LWRP and associated local laws are specifically aimed at improving "quality of life" by creating recreational opportunities, providing greater public access to the Erie Canal and Lake Ontario, increasing the economic viability of the local commercial uses, and through the protection and enhancement of the Town's natural and cultural resources.

In order for many aspects of the Draft LWRP to be implemented there will need to be a commitment of public and private initiatives and funding. It is the intent of the Draft LWRP and its associated local laws to provide the necessary impetus for such commitment of beneficial resources. Ultimately, the Draft LWRP is designed to create confidence in the Town's vision of the future. An approved LWRP can help attract public and private investment in waterfront projects since it demonstrates a community's commitment to revitalization, resource protection, and frequently contains conceptual plans for projects which make the development process more predictable and efficient. These plans help to convince funding entities and private developers that the projects are realistic and that money will be well spent and fits into a comprehensive plan that will ultimately protect the investment.

Growth Inducing Aspects

The policies, proposed projects and proposed local laws of the Town of Greece Draft LWRP are not anticipated to induce growth in any way beyond what the Town considers normal development trends and patterns. In fact, the Draft LWRP is sensitive to growth with respect to its effect on natural and man-made resources and the provision of public services and infrastructure needs. By directing development to underutilized and/or deteriorated lands, positive uses which the community wants to encourage will replace vacant areas. Redeveloped areas will be integrated into the natural and man made landscape and reinforce the community character of the Town through utilization of the Draft LWRP Policies and proposed land use regulations.

Specific measures proposed to direct growth within the Town's waterfront areas include restrictions to growth in sensitive environmental areas (Erie Canal Overlay District and Lake Ontario Cluster District) and the development of stricter design and performance standards within areas that currently are zoned industrial (Greece Port Development District and Business Waterfront District). Development of the waterfront areas will cause growth in the form of more visitors through the provision of a mix of commercial and

recreational uses. The Town of Greece is actively seeking to encourage the development of the visitor industry, including the economic and social stimuli it is anticipated to provide. As such, the growth associated with development of the lands within the waterfront areas are viewed as positive impacts.

Effects on the Use and Conservation of Energy

Implementation of the policies and uses set forth in the Draft LWRP is not anticipated to result in a significant effect on energy resources. The normal development trends and patterns and the development of existing industrial zoned lands with a new mix of land uses will necessitate typical utilities, such as electrical, and gas service. The level and type of growth, however, should not pose a significant impact on energy resources and will likely be less than would occur based upon current zoning.

Mitigation Measures to Minimize Environmental Impacts

The potential adverse impacts have been considered in development of the policies in the Town of Greece. The policies will be used to direct growth in the community. Any development or redevelopment will have to be consistent with the policies and the supporting local laws. Performance standards contained within the Draft LWRP and the proposed local laws that must be considered for proposed development will serve to mitigate environmental impacts. Development standards set forth in the Draft LWRP, the Town's Zoning Regulations, and various other local laws require that development proposals be reviewed with, but not limited to, the following types of concerns:

- ✓ protection of watercourses and wetlands
- ✓ protection of scenic and historic resources
- ✓ proper grading and drainage design of proposed site improvements and utilities
- ✓ provision for proper stormwater management measures designs for traffic and pedestrian access
- ✓ the location of habitats, watercourses, wetlands and floodplains
- ✓ clustering future development when to do so would benefit the Village or Town

Other provisions of the Draft LWRP, existing Zoning Regulations, and proposed Draft LWRP related local laws will also serve to mitigate various impacts. Several proposed projects provide mitigation measures to minimize environmental impacts. These include:

- ✓ Leadership Framework
- ✓ Braddock Bay Fish & Wildlife Management Plan (BBFWMP) Update
- ✓ Harbor Management Plan
- ✓ Docking Ordinance
- ✓ Dredging Plan
- ✓ Navigation Aids
- ✓ Braddock Bay Shoreline Protective Feature
- ✓ Open Space Plan
- ✓ Braddock Ponds Natural Heritage Area & Environmental Center
- ✓ Scenic Resource Design Standards
- ✓ Educational & Awareness Program
- ✓ Lake Ontario Multi-Use Trail System/Trail Heads
- ✓ Erie Canal Multi-Use Trail System/Trail Heads
- ✓ Erie Canal Fishing Access Points
- ✓ Lake Ontario Marinas & Boat Launches
- ✓ Erie Canal Marinas & Boat Launches
- ✓ Long Pond Access Center

- ✓ Roses Marsh Access Center
- ✓ Greece Port Promenade & Pedestrian Bridges
- ✓ Erie Canal Community Boathouse
- ✓ Greece Canal Park
- ✓ Beatty Point Nature Observatory
- ✓ Erie Canal South Natural Area
- ✓ Seaway Trail/Braddock Ponds Gateway Centers
- ✓ Erie Canal Visitors Center
- ✓ Junction Lock Historic Site & Canal Interpretation
- ✓ Edgemere Drive Streetscape Improvements
- ✓ Erie Canal Scenic Byway & Alternates
- ✓ KPV/KPY Acquisition

The Draft LWRP contains several proposed new or revised local laws and regulations that serve to mitigate the environmental impact of development. These include:

- ✓ Creation of a new Greece Port Development District supporting land use recommendations for an active mixed use port on the Erie Canal
- ✓ Creation of a new Erie Canal Overlay District to protect scenic, cultural and recreational resources along the Erie Canal corridor
- ✓ Creation of a new Business Waterfront District to enhance existing industrial areas and create new water enhanced mixed use opportunities within these districts
- ✓ Creation of a new Lake Ontario Cluster District to protect sensitive environmental lands from over development.

Alternatives

The overall focus of the Town of Greece LWRP is to provide opportunities for directed redevelopment of underutilized sites, greater public access opportunities along the shoreline, provide for future recreational facilities, and guide development away from environmentally sensitive lands. The only practical alternatives would include the recommendation of different future land use patterns and varying degrees of restriction on development or not adopting the Draft LWRP.

No Action Alternative

The Town of Greece could choose not to adopt a Local Waterfront Revitalization Program. Not adopting the Draft LWRP would result in the status quo for the community. There would be no updated comprehensive plan for the overall development and preservation of the communities' coastal resources. Development and redevelopment projects and proposed projects would be considered by the Town on a piecemeal basis; no future consensus on waterfront development would exist among Town agencies and between the Town and the State; and, a comprehensive and integrated approach to development and conservation would not exist. Further, federal and State consistency review of proposed projects would not apply to the specific standards warranted in the Town. The no action alternative may also delay or prevent implementation of the proposed projects, by virtue of the fact that the Town may be less likely to be as competitive as other communities for future funding opportunities, such as the NYS Environmental Protection Fund.

Adopt a Less Restrictive LWRP

The Town of Greece could choose to adopt a LWRP which is less restrictive than the proposed plan. For example, a LWRP could be proposed which does not include a higher level of development standards for industrial areas along the Erie Canal and in the coastal area, but rather seeks to actively promote industrial uses along the waterfront within this area. Such an alternative will likely have increased environmental

impacts with industrial development being located along the Erie Canal and limits on how much public access could be provided along the canal corridor. A less restrictive LWRP in other areas would similarly mean that the desired goals as stated throughout the proposed Town of Greece Draft LWRP, either would not be realized or would be diminished in positive effect.

Adopt a More Restrictive LWRP

The Town of Greece could choose to adopt a more restrictive LWRP by further regulating land uses. The LWRP could include zoning amendments and stricter review standards that would remove or limit development opportunities along the environmentally sensitive areas. Additional legislative actions and stricter standards could also be recommended throughout the coastal area. This alternative could result in less environmental impacts as result of more restrictive use classes and stricter standards for site plan review.

The Town of Greece included a high level of public participation as they developed the preferred alternative. Private property rights, economic development goals and public recreation goals were considered in identifying an appropriate level of development restriction.

**Town of Greece
Canal Corridor Overlay (CCO) District**

A. Purpose and intent.

The Town intends to protect a scenic corridor along the Erie Canal, in accordance with the Local Waterfront Revitalization Plan (LWRP) and the Town of Greece Canal Plan, as well as regional and State Canal plans and goals. The purpose of the district is to maintain a green, undeveloped corridor along most of the Town's Canal waterfront and to provide a consistent level of protection of the visual, environmental and historic resources within this corridor.

Existing vegetation along the Canal is effective in creating a secluded natural experience for boaters, hikers, bikers and other Canal users. In addition, a vegetative buffer reduces the velocity and volume of stormwater runoff entering the Canal, increases infiltration, decreases erosion, and protects water quality. Vegetation filters out pollutants, including nutrients from fertilizers and agricultural pesticides.

The Canal Corridor Overlay (CCO) District is "overlayed" onto existing zoning districts. All provisions of the underlying districts remain in full force, except where provisions of the CCO District differ. In such cases, the more restrictive provision shall apply. The principal control mechanisms of the CCO are construction setbacks from the waterline, restrictions on the removal of natural vegetation within an established buffer zone adjacent to the water, and performance standards governing land use activities within the District.

The specific purposes of this district include the following:

- (1) To preserve natural, scenic, and historic values along the Erie Canal.
- (2) To preserve woodlands, wetlands, and other greenspace.
- (3) To regulate uses and structures along the Erie Canal to avoid increased erosion and sedimentation.
- (4) To encourage compatible land uses along the Erie Canal.
- (5) To recognize areas of significant environmental sensitivity that should not be intensely developed.
- (6) To allow reasonable uses of lands, while directing more intense development to the most appropriate areas of the community.

B. Permitted uses

The underlying zoning district determines the permitted principal uses, accessory uses and special permit uses within the Canal Corridor Overlay District. Underlying districts within the CCO District include General Industrial, Restricted Business, Professional Business, Residential, and Public Land.

The following uses, however, are specifically prohibited within the CCO District:

- (1) Junkyards and solid waste disposal or processing facility.
- (2) Mineral extraction or surface mining.
- (3) Freight or truck terminals.
- (4) Bulk fuel storage.
- (5) Bulk industrial chemical storage or processing.
- (6) Uses which, without restrictions or safeguards, may be noxious or injurious due to the production or emission of dust, smoke, odor, gases, fumes, solid or liquid waste, noise, light, vibration, or nuclear or electromagnetic radiation or due to the likelihood of injury to persons or damage to property if an accident occurs.

C. Development regulations.

- (1) Setback requirements.
 - (a) The minimum setback from the high water mark of the Canal shall be one hundred (100) feet for principal and accessory buildings.
 - b) Structures demonstrated to be directly related to Canal business/use may be authorized within the required setback distance, however, the Planning Board shall have the authority to impose additional conditions as may be warranted.
- (2) Natural vegetation strip.

A natural vegetation strip shall be maintained on each parcel or lot between the normal high water mark of the Canal and a point seventy-five (75) feet from and perpendicular to the normal high water mark.

Removal of vegetation in the natural vegetation strip shall require a special permit in accordance with the following requirements.

- (a) No clearcutting shall be allowed.
- (b) One hundred percent (100%) of the vegetation strip may be selectively thinned as follows. No more than thirty-five percent (35%) of the number of trees six (6) inches in diameter at four and five-tenths (4.5) feet above the ground, or larger, shall be cut in any ten-year period. In second growth woodlands where there are relatively few trees of this diameter, no more than twenty-five percent (25%) of trees four (4) inches in diameter at 4.5 feet above the ground, or larger, shall be cut in any ten-year period. Additional trees may be removed if the applicant can demonstrate one (1) or more of the following conditions:
 - (1) It is clearly necessary for traffic safety.

- (2) It is clearly necessary for the development of an approved principal or accessory use or building, street, sidewalk, paved area, driveway, stormwater facility, utility or sewage system.
 - (3) It is within twenty-five (25) feet of the foundation of an approved structure.
 - (4) It is diseased, dead or poses a clear danger to a structure, utility or public improvement.
 - (5) It is related to agricultural activities; such as orchards or cultivation activities.
- (c) Existing soil and organic matter shall not be altered or disturbed within the vegetation strip.
 - (d) No structures shall be permitted within the vegetation strip, with the exception of docks, boat ramps, pumphouses, pervious walkways, and elevated walkways which provide the property owner with reasonable access to the water. Park-related furnishings (benches, picnic tables, pavilions, refuse containers, etc.) and vehicular parking areas shall be permitted, if associated with public recreation areas or public access to the Canal.
 - (e) No unsightly, offensive, or potentially polluting material, including, but not limited to, lawn clippings, leaves, garbage, refuse containers, junk cars, junk appliances, or toxic materials, may be dumped or stored within the natural vegetation strip. The vegetation strip shall not contain commercial or industrial storage or display, manufacturing or processing activity, loading and unloading areas or vehicular parking areas.
 - (f) Where there is no pre-existing natural vegetation, developers shall provide vegetation which shall screen the proposed development from the towpath trail and the water. The width of this re-vegetated strip should be at least 50 feet from the high water mark of the Canal. The plant material should consist of indigenous trees and shrubs.
 - (g) Reasonable efforts shall be taken during construction to ensure that trees protected by this section are not accidentally injured or removed, including root compaction by equipment or change in grade level. The developer shall replace any protected trees which are destroyed or injured, with mature trees of similar diameter.
- (3) Protection of water quality.
 - (a) Sub-surface disposal systems for septic wastes shall be located no less than one hundred (100) feet from the normal high water mark.
 - (b) No disturbance of existing wetlands located within the Canal corridor, unless appropriate mitigation measures are defined and approved.
 - (c) Sedimentation basins should be located between new development and the Canal.

(4) Docks and water surface use.

- (a) A maximum of one (1) boat slip per residence.
- (b) Multiple boat slips may be clustered.
- (c) Bulkhead docks or off-channel basins are preferred for permanent docking.

(5) Agricultural activities.

Soil shall not be tilled within fifty (50) feet of the high water mark of the Canal or within fifty (50) feet of direct tributaries to the Canal that are within the CCO District.

(6) Additional requirements and standards.

- (a) Parking, fences and signs shall not detract from water views and are subject to regulations contained in sub-sections 211-16, 211-17, and 211-18, respectively. The following signs are prohibited within three hundred (300) feet of the Canal:
 - (1) Billboards.
 - (2) Freestanding signs on-site with a total height of greater than twelve (12) feet above the surrounding average ground level or a sign area of greater than forty (40) square feet.
 - (3) Signs intended to be towed from one location to another.
- (b) Development shall not interfere with or in any way prohibit, hinder or discourage the public use of the Canal Trail. New developments shall provide opportunities for trail linkages between the Canal Trail and proposed pedestrian walkways.
- (c) When located adjacent to historic structures, new buildings shall reflect the architectural character of the existing historic structure.

D. Site plan and minor improvement plan.

Any proposed principal building or any proposed or expanded paved area larger than five thousand (5000) square feet that would be partially or entirely located within the Canal Corridor shall be submitted for review by the Planning Board. Site plan review shall be conducted in accordance with the procedures established in sub-section 211-37C(3). Minor improvement plan review shall be conducted by an authorized representative of the Planning Board in accordance with the procedures established in sub-section 211-37C(4).

**Town of Greece
Business Waterfront (BW) District**

A. Purpose and intent.

Some of the areas in the Town which are most viable for business and industrial use are located along the Erie Canal and the Lake Ontario shoreline. These waterfront areas also contain significant recreational, public access and open space resources, and the Town does not want to jeopardize the attractiveness or visitor-friendly nature of these areas. The purpose of the Business Waterfront (BW) District is to allow a mix of commercial and industrial uses which can take advantage of the proximity to waterfront locations, while, at the same time, providing public access, recreational opportunities, and tourist services in these locations.

B. Permitted principal and accessory uses.

- (1) All permitted principal and accessory uses specified for the Light Industrial (IL) District in Subsection 211-15(A), with the exception of antennas, antenna supports, and antenna towers, which are specified below as a special permit use.
- (2) Wholesale distribution centers, including transfer facilities.
- (3) Warehouses or storage facilities, including loading docks.
- (4) Manufacture, assembly or processing of other products not permitted in the IL District.
- (5) Tool and die shops.

Allows some of the IG uses but not all. Sort of halfway between the two. This might open up criticism that hard-core industrial space has once again been diminished.

- (2) All permitted principal and accessory uses specified for the General Business (BG) District in Subsection 211-13(C), however, residential uses shall not be permitted.

This still allows all service and retail uses, however, these may be appropriate next to offices or manufacturing facilities, and along waterfront areas. (eg. a small bakery or ice cream shop in a plaza near the Canal could service nearby office workers as well as Canal users.)

C. Special permit uses.

- (1) The following uses may be permitted upon application to and with the approval of the Town Board pursuant to subsection 211-3C(1):
 - (a) Antennas, antenna supports, and antenna towers in accordance with the regulations established in Subsection 211-33.

- (b) Energy generation facilities and customary related uses, including but not limited to aboveground high tension energy transmission lines, substations or maintenance, storage or repair facilities.
 - (c) Storage yards for construction materials and equipment, subject to the screening requirements for outdoor storage established in Section 211-15B(2)(c).
 - (2) The special permit uses specified for the General Business (BG) District in Subsection 211-15(C)(3), with the exception of outdoor storage of disabled, unlicensed, or dismantled vehicles.
- D. Development regulations.
- (1) Area, setback, lot coverage, parking, fence and sign regulations.
 - (a) Except as hereinafter provided, the building size, setback and lot coverage regulations established for the IG District shall apply to any proposed use which is a permitted principal, accessory or special permit use under the IG District. The minimum lot size shall be three (3) acres.
 - (b) Except as hereinafter provided, the lot size, building size, setback and lot coverage regulations established for the BG District shall apply to any proposed use which is a permitted principal, accessory or special permit use under the BG District.
 - (c) Setbacks for individual sites along the Erie Canal may vary depending upon such factors as:
 - [1] Adequate widths between buildings to accommodate pedestrianways for public access to the Canal.
 - [2] Variations in the width of State-owned land along the canal.
 - [3] The extent to which water-dependent uses need to be located adjacent to the waterway.
 - [4] Setbacks required by the Canal Overlay District.
 - (d) Parking, fences, signs, and refuse container enclosures shall not detract from water views and are subject to regulations are contained in subsections 211-16, 211-17, 211-18 and 211-24, respectively.
 - (2) Additional requirements and standards.
 - (a) Buildings located along the state-owned Canal pathway shall be required to have entrances which open onto the pathway.

- (b) Opportunities for trail linkages shall be established between proposed pedestrian pathways in new developments and the public land along the Lake Ontario shoreline or the Canal Trail.
- (c) Industrial and commercial development within the BW District should include public, residential, and/or employee amenities to enhance waterfront appreciation, recreation, enjoyment and use, as is reasonably practical.
- (d) Every principal use within the BW District shall have suitable open space, preferably located adjacent to waterfront or public land areas, if any. Such open space areas may include areas left in their natural state, landscaped areas, pedestrian walkways and trail linkages, exterior recreation areas, and planting islands within or adjacent to parking areas. Not less than ____% of the total lot area shall be maintained as open space accessible to the public

What percentage of open space would the Town like to see in the BW District? Does Canal Ponds have a required standard, which can be used as a starting point for consideration? Other suburban office parks we have worked with have typically varied between 20 and 35 percent.

- (e) Screening and landscaping shall be provided along all lot lines abutting a side or rear lot line of any residentially zoned or developed property in a manner which largely obscures the non-residential use and its operation from all points located on such residential lot when viewed from ground level.
- (f) Parking sufficient to meet the needs of each use shall be provided, in accordance with Section 211-16. For any parking lot which is required to provide a total of 20 spaces or more, additional or shared parking shall be provided to allow for public parking and access to waterfront areas, in accordance with one of the following schedules:
 - (1) an additional ten (10) percent of the total number of spaces shall be provided; or,
 - (2) the applicant shall demonstrate that the number of spaces required for the primary use will be sufficient to accommodate public parking for waterfront access.

E. Site plan and minor improvement plan.

Site plan review shall be conducted by the Planning Board in accordance with the procedures established in sub-section 211-37C(3). Minor improvement plan review shall be conducted by an authorized representative of the Planning Board in accordance with the procedures established in sub-section 211-37C(4).

Town of Greece
Lake Ontario Cluster District

A. Purpose and intent.

The Town of Greece includes a significant amount of public land along the Lake Ontario shoreline, associated with the Braddock Bay Fish and Wildlife Management Area (BBFWMA). It is the Town's intent to maintain a relatively low density on as much as possible of the remaining developable land adjacent to the Braddock Bay Fish and Wildlife Management Area. Specifically, the area in the far northwest corner of the Town of Greece, between Hogan Point Road and the Lake Ontario State Parkway contains large tracts of relatively undeveloped land, as well as the mouth of Salmon Creek.

The Lake Ontario Cluster (LOC) District has been designed to protect Salmon Creek and other sensitive ecological areas in this area from the adverse effects of development. The purpose of the regulations is to preserve open space and wildlife habitat, maintain an undeveloped corridor along Salmon Creek, protect views, prevent erosion and sedimentation, decrease the length of services (roads, utilities), and maintain a relatively low density of development in the area.

B. Applicability.

This section shall only apply to subdivisions of land parcels, within the LOC District, containing an area of appropriate size and dimension to accommodate no less than four (4) lots in accordance with the Town Zoning Law. The boundaries of the LOC District shall be delineated on the official Town of Greece Zoning Map.

C. Development regulations.

(1) Lot count.

The permitted number of dwelling units may not exceed the number which could be permitted under the SF1 District, taking into consideration natural and man-made constraints, if the parcel(s) were subdivided into lots conforming to all the normally applicable requirements of this chapter, the Monroe County Department of Health regulations, and all other applicable laws and standards. The basis for this determination will be a conventional subdivision sketch layout for the subject parcel(s) and any other information as may be required by the Planning Board.

(2) Open Space.

- (a) At least forty percent (40%) of the total developable area being subdivided shall be reserved as permanently protected open space. There shall be no open space land within a cluster subdivision that is not either governed by an easement or part of a parcel held by the Town, a designated State agency, or a qualified not-for-profit conservation organization. The following standards shall be applied to open space within a cluster subdivision:

- [1] Areas of natural significance, including floodplains, wetlands, important plant and animal habitats and slopes of fifteen percent (15%) and greater, shall be incorporated to the greatest extent possible, in the dedicated open space area.
 - [2] The Salmon Creek buffer zone [see sub-section C(7)] shall be incorporated to the greatest extent possible in the dedicated open space area.
 - [3] Open space resulting from a cluster subdivision shall be connected and integral to existing public land, recreation areas or trail systems, where possible.
 - [4] Open space shall be designed so that it is easily accessible and desirable for all residents of the subdivision. To the extent practicable, every homeowner shall have direct access to the open space.
- (b) Any land which is designated as open space as part of the cluster subdivision shall remain dedicated to said purpose in perpetuity and shall be suitably encumbered as agreed upon by the Town Board. Said encumbrance may include, but shall not be limited to:
- [1] Conveyance of said land to the Town of Greece; New York State Office of Parks, Recreation and Historic Preservation; the New York State Department of Environmental Conservation; or a qualified not-for-profit conservation organization.
 - [2] Conveyance of a conservation or preservation easement to one of the above-listed organizations, which is set forth in an appropriate document and recorded in the office of the Monroe County Clerk.

(3) Site design.

The cluster subdivision will allow parcels of land to be divided into lots that consist of different bulk/lot dimensions than a conventional subdivision. Therefore, the Planning Board shall review specific design criteria for the cluster development sites such as the proposed layout of residential structures, paved areas (roads, driveways, sidewalks), landscaping, open space areas and integration of the proposed cluster development into the natural topography and contour lines. In order to facilitate the Planning Board's review, two (2) concept plans, one showing conventional development of the tract(s) and one showing the proposed open space cluster development, shall be provided to the Planning Board. The site design criteria shall be reviewed by the Planning Board at the preliminary plat phase of the subdivision process.

The lots shall be laid out so that dwelling units will be located in a manner consistent with the purposes of this section. The following guidelines (listed in order of general priority) should be applied, with lots to be laid out in the following manner:

- (a) To preserve, as part of the dedicated open space, natural areas and wildlife habitat which are contiguous with existing public land, especially land contained within the Braddock Bay Fish and Wildlife Management Area.

- (b) To maintain an undeveloped corridor of natural vegetation in the Salmon Creek buffer zone [see sub-section C(7)] as part of the dedicated open space required by the cluster subdivision, such that any development or property improvements are setback at least 200 feet from the edge of Salmon Creek.
 - (c) To arrange lots in locations least likely to block or interrupt scenic vistas as seen from the public roadway(s) or other public vantage points.
 - (d) To minimize the area which will require public water and sanitary sewer service as well as the length of water and sewer infrastructure.
 - (e) To minimize the number of driveways with access to existing roads.
 - (f) To avoid the most fertile soils for agricultural uses, and in a manner which maximizes the usable area remaining for such agricultural uses.
 - (g) In cluster developments exceeding twenty (20) dwelling units, the Planning Board shall consider the layout of smaller groupings, each having some open space immediately surrounding it, so that large concentrations of units with little or no differentiation can be avoided and so that cluster development will be more compatible with the neighborhood in which it is located.
- (4) Permitted principal and accessory uses.
- All of the permitted principal and accessory uses which are specified in § 211-9A and B, respectively. [Amended 3-17-1992 by L.L. No. 1-1992; 10-4-1994]
- (5) Special permit uses.
- [Amended 3-17-1992 by L.L. No. 1-1992] The following special permit uses may be permitted upon application to and with the approval of the Board which has jurisdiction pursuant to § 211-9C.
- (a) Town Board jurisdiction.
 - [1] Day-care centers or school-age child-care centers. [Amended 10-4-1994]
 - [2] Adult day-care centers.
 - [3] Adult-care facilities.
 - [4] Nursing homes or health-related facilities.
 - [5] Churches or other places of worship.
 - [6] Private or parochial schools.
 - [7] Charitable or civic organizations.
 - [8] Indoor or outdoor recreation facilities operated for nonprofit purposes.
 - [9] Cemeteries.
 - (b) Board of Zoning Appeals jurisdiction.
 - [1] Tourist homes
 - [2] Major home occupations

- (6) Area, setback, height, lot coverage, parking, fence and sign regulations.

All regulations established for the SF2 District shall apply, with the following exceptions, for which there are no requirements:

- (a) Minimum lot area, lot width and lot depth.
- (b) Maximum lot coverage.

While area is currently SF1, the less restrictive setbacks and other regulations contained in SF2 are required here, in order to permit clustering to occur.

(7) Salmon Creek Buffer Zone

No person shall conduct any development (property improvement) within the buffer zone along Salmon Creek, as defined below, unless a development permit has been obtained pursuant to the requirements of this article.

- (a) The buffer zone is defined as the area along Salmon Creek, 200 feet inland from the creek edge with the water surface defined at elevation _____, between the centerline of Manitou Road and the legal boundary of the Braddock Bay Fish and Wildlife Management Area. Areas of designated wetlands (as defined by Section 404 of the federal Clean Water Act of 1977, and 6NYCRR 662 Article 24) shall be protected as indicated under State and Federal laws, however an additional buffer area of one hundred (100) feet shall be required.
- (b) Any applicant to undertake a regulated activity within the Salmon Creek buffer zone shall be required to adequately demonstrate to the Planning Board that the proposed activity will in no way at present or at any time in the future adversely affect the following:
 - [1] Soil stability
 - [2] Groundwater quality
 - [3] Velocity of surface water runoff
 - [4] Quality of surface water runoff
 - [5] Existing drainage systems
 - [6] Natural characteristics of the watercourse
 - [7] Wetlands quality and quantity
 - [8] Degradation of the natural habitat (plant and animal)
 - [9] Downstream water quality
- (c) In granting, denying or conditioning any application for development within the Salmon Creek buffer zone, the Planning Board shall consider the effect that the proposed regulated activity will have on public health, safety and welfare and the protection and enhancement of the LOC District.

(8) Additional standards.

In addition to the bulk regulations above, the Planning Board shall ensure that:

- (a) Common driveway access may be provided to the extent practicable and that maintenance is provided through a legally binding agreement. No more than four (4) units may take access from a single common driveway.
- (b) Water supply, sewage disposal and stormwater management facilities shall be designed by a licensed engineer in accordance with the requirements of the Town of Greece and the Monroe County Health Department. Underground facilities may be located in areas to be set aside as permanent open space.
- (c) Erosion and Sedimentation Control
 - [1] Erosion and filtration controls shall be installed before and during construction in the LOC District, consistent with the existing Town Code and New York State Guidelines for urban erosion and sediment control (most recent edition).
 - [2] All disturbed areas within the Salmon Creek buffer zone shall be protected from erosion either by mulch or hydroseeding within two weeks of disturbance.

D. Review of subdivisions and changes of lot lines.

Subdivision review shall be conducted by the Planning Board in accordance with the procedures established in § 211-37B(1). Review of lot line changes shall be conducted by an authorized representative of the Planning Board in accordance with the procedures established in § 211-37B(2).

**Town of Greece
Waterfront Development (WD) District**

A. Purpose and intent.

In accordance with the Town's Local Waterfront Revitalization Plan (LWRP) and the Town of Greece Canal Plan, the Waterfront Development (WD) District is established to provide unique opportunities for the development and maintenance of water-oriented uses within certain areas adjacent to the Erie Canal. The WD District permits certain recreational, open space, business and residential uses which will generally benefit from and enhance the unique aesthetic, recreational, environmental and historic qualities of the waterfront areas. This district is also designed to protect unique and sensitive environmental and historic features that exist along the shoreline, to promote and encourage public access to the shoreline and to encourage appropriate water-oriented recreational uses along the shoreline.

The specific purposes of this district include the following:

- (1) To provide for a desirable mix of water-dependent and water-enhanced recreational opportunities, business uses and residential uses which complement each other and take advantage of the unique locational characteristics of the Erie Canal.
- (2) To promote the most desirable and appropriate use of land and building development based upon consideration of land and soil characteristics and other natural features, environmental constraints, neighborhood characteristics and overall community needs, while also protecting the character of the district, conserving the value of land and buildings, and protecting the tax revenue base.
- (3) To ensure that development and land or water use activities occur in harmony with the environmental and ecological systems that exist along the Erie Canal and in locations identified in the LWRP and Greece Canal Plan.
- (4) To encourage flexibility of design, preservation of unique environmental and historic features and maintenance of the aesthetic quality of waterfront areas by establishing appropriate design techniques in keeping with the Canal's historic nature, thereby promoting a more creative and imaginative design for development of waterfront areas than is normally possible under conventional zoning districts.
- (5) To promote the maintenance and/or extension of public access to the Canal in a manner which is compatible with the primary purpose of the proposed development or activity.
- (6) To promote opportunities for increased tourism.
- (7) To encourage appropriate and safe water surface use on the Canal.

- (8) To preserve, to the maximum extent practicable, the existing vegetation and natural features along the Erie Canal and to prevent, as much as possible, erosion, sedimentation and problems with drainage both during and after construction.
- (9) To encourage coordination with public agencies and private organizations involved with waterfront planning or waterfront-related development.

B. Permitted principal uses.

(1) Recreational uses:

- (a) Boat slips and docks.
- (b) Temporary boat docking facilities.
- (c) Cartop boat launching facilities.
- (d) Parks, picnic areas and playgrounds.
- (e) Other water-dependent uses.

(2) Business uses:

- (a) Retail stores, restaurants and other water-enhanced uses.
- (b) Specialized service shops oriented to and/or supportive of water-related activities.
- (c) Boat rental.
- (d) Arts and crafts studios.
- (e) Upper floor offices (above ground floor retail uses).
- (f) Tourist homes and inns.
- (g) Snack bars and outdoor cafes.

(3) Residential uses.

- (a) Apartments and townhouses.

Apartment and townhouse uses shall not exceed more than twenty percent (20%) of the total acreage of land within the WD District. No more than ten percent (10%) of development along Canal frontage shall be devoted to apartment or townhouse uses.

- (b) Upper-floor residences (above ground-floor retail uses).

- (4) Combinations of the permitted uses listed above, based on a determination by the Town Board, that such combinations meet the purposes and intent of the Waterfront Development District.

C. Special permit uses.

The following uses may be permitted upon application to and with the approval of the Town Board pursuant to sub-section 211-37C(1):

- (1) Tour boat operations.
- (2) Commercial parking lots.

D. Accessory uses.

The following accessory uses are permitted in the WD District, provided that they are incidental to a permitted use listed in Section B above:

- (1) Minor home occupations in accordance with the regulations established in sub-section 211-21.
- (2) Storage structures for nonresidential uses (i.e. rental boat storage), not to exceed a height of sixteen (16) feet, shall be screened from view by neighboring properties and water bodies with the use of vegetation, fencing or berming, or any combination thereof.
- (3) Sheds, private garages or other normal residential accessory structures, provided that they are not located on the side of the property that fronts on the Canal.

E. Development regulations.

- (1) Lot size.
 - (a) The required lot size shall be not less than two times the square footage of the first (ground) floor of the principal building.
 - (b) The Planning Board shall determine the required lot size. This determination shall be based on the following considerations: the amount of land area necessary to adequately accommodate the proposed principal and accessory uses; the relative intensity of the proposed land use; and the need to protect or buffer the use from sensitive environmental areas, significant historic or archaeological areas, scenic views or vistas and adjacent uses.

(2) Setback requirements.

- (a) In order to provide greater flexibility and innovation in project design than allowed in other zoning districts, no minimum setbacks are specified, provided the use meets the lot size requirements of sub-section E(1) above. Setbacks shall be determined by the Planning Board as part of the Site Plan review process. In determining the placement of structures on the site, the Planning Board shall consider the protection and preservation of unique and sensitive environmental and historic features; the maintenance of the general character of the shoreline, scenic views and vistas; and, the specific goals established for this district.
- (b) Setbacks for individual sites along the Erie Canal may vary depending upon such factors as:
 - [1] Adequate widths between buildings to accommodate pedestrianways for public access to the Canal.
 - [2] Variations in the width of state-owned land along the canal.
 - [3] The extent to which water-dependent uses need to be located adjacent to the waterway.

(3) Maximum building heights.

- (a) Maximum height for principal buildings on lots which abut the Canal shall not exceed forty (40) feet.
- (b) Maximum height for principal buildings on lots which do not abut the Canal shall not exceed ____ feet.

What height would the Town like to see for buildings on properties which do not directly abut the Canal?

- (c) Maximum height for accessory buildings shall not exceed sixteen (16) feet.

(4) Maximum lot coverage.

All buildings, parking areas and other impervious surfaces shall not exceed seventy-five percent (75%) of lot coverage.

F. Additional requirements and standards.

- (1) Buildings located along the state-owned Canal pathway shall be required to have entrances which open onto the pathway.
- (2) Parking, fences, signs, and refuse container enclosures shall not detract from water views and are subject to regulations are contained in sub-sections 211-16, 211-17, 211-18 and 211-24, respectively.

(3) Docking requirements.

- (a) Residential: Maximum of one (1) boat slip per residence, with multiple slips clustered where feasible.
- (b) Commercial: Docking requirements are flexible based upon the following considerations: parking adequacy, canal width, navigation channel width, and water surface use.

G. Site plan and minor improvement plan.

Site plan review shall be conducted by the Planning Board in accordance with the procedures established in sub-section 211-37C(3). Minor improvement plan review shall be conducted by an authorized representative of the Planning Board in accordance with the procedures established in sub-section 211-37C(4).